

7. CD-1 REZONING: 3701 – 3743 West Broadway

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
10/05/2020	15:21	PH1 - 7. CD-1 REZONING: 3701 – 3743	Oppose	Please do not refer the above rezoning to public hearing especially while the Vancouver Plan is underway. This tower would set an enormous precedent for the area ahead of planning which would completely torpedo the Vancouver Plan each neighborhood was promised.	Paolo Meret		s.22(1) Personal and Confidential	Unknown	No web attachments.
10/11/2020	13:32	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	Please take into consideration that this is a medium to low-rise community and that a tower of this scale is completely out of character for our neighbourhood. Is it worth giving this kind of density for a few moderate income units? By doing so, Westbank will be exempt from paying DCLs and CACs, amounting to millions of dollars. This is not the time to be helping a developer when we are in the middle of a pandemic and city funds are at a real low.	Evelyn Jacob			Kitsilano	No web attachments.
				DUPLICATE					
10/13/2020	16:49	PH1 - 7. CD-1 REZONING: 3701 – 3743	Oppose	Proposed density is obscenely out of line with surrounding neighbourhood.	Phil Hoy			Kitsilano	No web attachments.
10/13/2020	17:33	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I have lived in this neighbourhood for over 60 years. This development is not suited at this site. My heart sank when I saw the picture of the proposal. Anyone I have spoken to about it, who live in the area have the same reactions. Too high, too dense, not enough parking which seems to be the new norm and impacts neighbours directly! It benefits the developer not the existing community. Please don't impose this on us !!! Respect our present height restrictions and environment. It is so disheartening to see our city being ruined by overly densifying every possible site by developers. Making money is their aim and goal... City Council has been elected by people who live in the area and pay taxes too. We need your support in protecting healthy, safe neighbourhoods. It feels like the West side is being punished for being greener and having space between people. Single homes are being targeted. Put up tall buildings instead.....more taxes, more revenue. More is not always best. Please help to retain the integrity of our homes and neighbourhood.	Mary Macdonald			Kitsilano	No web attachments.
10/13/2020	17:52	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I am writing to strongly oppose the proposed 14 (really 17) storey tower at Broadway and Alma. Under the Moderate Income Rental Program, Westbank is exempt from paying both DCL and CAC contributions, meaning the City will forego millions of dollars in revenue. This revenue could otherwise pay for community amenities such as schools, parks, libraries, childcare, and other infrastructure that such an increase in density would require. The project developers held minimal public consultation and there was only one open house. Despite this, the City received 369 comments and a petition for 'No Tower @Alma and Broadway,' with over 3,000 signatures. Public opposition is based on several aspects of the proposal: a 5.27 FSR (or 5.34) is far in excess of any building in the surrounding area. The project would have a negative impact on the livability of the mainly low-rise adjacent neighbourhoods it is entirely out of character with the adjacent neighbourhoods 14 storeys it is an absurd leap in height from existing zoning of four storeys, or a maximum of six storeys for 100% rental insufficient parking would create excessive pressure on surrounding streets it would undermine affordability by grossly increasing local land values. Last but not least, the design is just plain ugly and will create an eyesore at a prime corner. Please see attachment for my complete letter.	Marion Lea Jamieson			Kitsilano	Appendix A
10/13/2020	20:24	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	Disrespects the longstanding neighbourhood character and context, and should remain within the existing zoning of four storeys, or up to a maximum of six storeys as an incentive for 100% rentals that the developer originally proposed. § Parking at 53 stalls is insufficient and will create havoc on surrounding streets § Undermines affordability and displaces local residents by increasing inflationary pressure on local land values, including nearby rental properties § Occupies a larger environmental/ecological footprint § Extends building height far above the tree canopy § Blocks sunlight to adjacent residential and public spaces.	Anne Rooney			Kitsilano	No web attachments.
10/13/2020	21:25	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	A tower of this scale and type: 1) Disrespects the longstanding neighbourhood character and context, and should remain within the existing zoning of four storeys, or up to a maximum of six storeys as an incentive for 100% rentals that the developer originally proposed. 2) Parking at 53 stalls is insufficient and will create havoc on surrounding streets 3) Undermines affordability and displaces local residents by increasing inflationary pressure on local land values, including nearby rental properties 4) Occupies a larger environmental/ecological footprint 5) Extends building height far above the tree canopy 6) Blocks sunlight to adjacent residential and public spaces. 7) Only Thirty-two of the proposed 161 units will be reserved for "moderate" income rental housing (renters with incomes in the \$50,000-\$80,000 range). Under the City's own Moderate Income Rental Program, Westbank is exempt from paying both DCL and CAC contributions, meaning the City will forego millions of dollars that would have gone to pay for community amenities such as schools, parks, libraries, childcare, and infrastructure that the increased density will require. The City is quickly losing ground on this front	P. Caraher			Kitsilano	No web attachments.
10/14/2020	08:48	PH1 - 7. CD-1 REZONING: 3701 – 3743	Oppose	A 14 storey tower is too big for that location. It's out of character, there's not enough parking to support it, and it will block the sun from the surrounding greenery.	Charles Gadalla			Dunbar-Southlands	No web attachments.

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10/14/2020	14:36	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	Dear Mayor and Council and Planners: Please do not approve this rezoning application. The unprecedented height of this building planned for this corner is gargantuan compared to the surrounding neighbourhood. This is taller than buildings at Granville and Broadway AND Cambie and Broadway, for goodness sake, and is surrounded by houses and 3 story condo and rental. It is beside houses ' good grief who would live in the shadow of that' Look at the design photo! It creates massing at street level that emphasizes its monolithic design and gives the feeling of a canyon beside it. A building this high will set a horrible precedent in a residential community with arguably tiny rental capacity benefits. Even the original 6 story idea was out of scale ' but this is ridiculous and unwanted by residents. This height is opposed by a vast majority of neighbours ' and the open house elicited strongly negative opinions and emotions. What is the actual result of that open house' A repackaging but the same height and density. Why the pretense of asking us what we think when majority opinions on the matter are basically ignored' In your race to create a small number of rental, planners are being directed to encourage monoliths and utterly change the character of our neighbourhood. I URGE YOU TO WALK THIS NEIGHBOURHOOD TO UNDERSTAND how completely out of scale this is. Please don't just approve something that you are not assessing from the ground. It will block the light to practically a whole block and likely result in everyone selling to developers so that this neighbourhood becomes all concrete Please do the right thing and reject this rezoning as your constituents do not want their neighbourhood evolving into a concrete jungle for negligible affordable housing benefit. Regards, Fiona Brodie	Fiona Brodie		s.22(1) Personal and Confidential	West Point Grey	No web attachments.
10/14/2020	15:53	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I want to voice my concerns and objection to the proposed 14-storey tower at the northwest corner of Broadway and Alma. The proposed project should remain within the existing zoning of four storeys (or, at most, to a maximum of six storeys that the developer originally proposed, as 100% rental incentive.) A tower of 14 storeys does not fit into the surrounding neighbourhood and will greatly change the character of our neighbourhood. We are already being affected by the recent additional heights to our West Broadway commercial strip, albeit not so grossly out of proportion. Sufficient number of parking stalls must be included since it will greatly impact our neighbourhood. The installation of parking meters on nearby arterials plus increased density has already seen our neighbourhood streets become congested with parked vehicles. Well established, longstanding neighbourhoods must be honoured and considered worthy of keeping their character and heritage just as much as others (eg Gastown, Chinatown, etc.)	Linda Arndt			Kitsilano	No web attachments.
10/14/2020	22:28	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	Disrespects the longstanding neighbourhood character and context, and should remain within the existing zoning of four storeys, or up to a maximum of six storeys as an incentive for 100% rentals that the developer originally proposed. § Parking at 53 stalls is insufficient and will create havoc on surrounding streets § Undermines affordability and displaces local residents by increasing inflationary pressure on local land values, including nearby rental properties § Occupies a larger environmental/ecological footprint § Extends building height far above the tree canopy § Blocks sunlight to adjacent residential and public spaces.	julie Martz			West Point Grey	No web attachments.
10/15/2020	10:18	PH1 - 7. CD-1 REZONING: 3701 – 3743	Oppose	Will not fit into adjacent neighbourhood. Maximum number of stories should be 6 as from original plan submitted by developer. With "new" plan, City of Vancouver will forego DCL and CAC contributions: not OK.....	Mary Jane Garvin			Kitsilano	No web attachments.
10/15/2020	20:26	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	Dear Mayor and Council: Please do not allow this development by Westbank to proceed. The size and ridiculous height of this poorly designed structure will be nothing but an eyesore in our neighbourhood. The community is not against densifying, but please be reasonable. Six to eight storeys is the maximum we would like. And the developer needs to do something to make the design fit into the surrounding neighbourhood. Leave the towers downtown. This monstrosity would seriously undermine the beauty and livability of Kitsilano. Please reconsider the developer's original proposal for six floors. In these cash-strapped, days, the City should not be giving away taxpayer money to developers. I understand that Westbank will not have to pay CAC's because of the MIRHP. This is unacceptable. The extra density will require new amenities that taxpayers will be stuck with. Do the math. This tower is a losing proposition in every way that I can think of.	David Ferman			Kitsilano	No web attachments.
				DUPLICATE					
10/16/2020	14:20	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	Here are my reasons of opposing this 14 story tower. It's too tall and an eye sore. The WPG residents association had a development plan for 6 story buildings. There are too many single/studio units so families are not encouraged to live in the neighbourhood. The 14 story tower doesn't leave enough space around the perimeter of the building for movement of people. There are not enough parking stalls assign to units so the residents living there will be parking on the street. The ample bicycle parking is unrealistic for an aging population. This tower seems to be designed for housing UBC students and no thought has been given to families who want to live in this area.	Stephanie McCallum			West Point Grey	No web attachments.
10/16/2020	15:37	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	This is not at all an appropriate location for a 14 storey structure. It should be 6 storey max. The City, staff and elected officials, should be aware the UBC subway extension will never happen. Demographics and the manner of people's working or studying have already precluded the necessity the mass movement to the campus every day. Also, there are funding requirements by government far, far above the cost of and urgency of this subway.	William Gross			Kitsilano	No web attachments.

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10/17/2020	15:39	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I am strongly opposed to approving the development of a 14-storied building at 3701-3743 West Broadway. Although I appreciate that some feel there is a need for rental housing for people of moderate income, the long term effect of a 14 storied building at this location is concerning. It would be the first of that height west of MacDonald and would establish a precedent for others to build to that or higher elevation. The Broadway Corridor east of Arbutus is already showing the effects of buildings of increased height. In addition to additional traffic, there is a loss of local shops owned by small, independent merchants. These small businesses help in creating a neighbourhood well loved by current residents in the area and those of us who travel to these "villages" of shops to find locally owned goods and services. The loss of yet another local neighbourhood would be a tragic loss. It is interesting that many new neighbourhoods have been designated "villages" in an attempt to provide, if in name only, the atmosphere of neighbourhoods lost in the construction of high rise buildings around the city. The isolation caused by the Covid-19 pandemic has highlighted the physical and mental toll of the lack of social interaction. Neighbourhoods with small shops, with a variety of goods and services, with people who return and are recognized by owners of shops is a vital element in a city with a healthy and involved population. Montreal and New York have retained their neighbourhoods as have many European cities. It is what makes them vital, interesting and charming and what brings tourists to these places. It would be a disaster to lose yet another neighbourhood to the need for affordable housing, especially when there is movement by many moderate income families to seek housing further from the city core as working from home becomes a reality. Do not sacrifice yet another neighbourhood for developers' gain and the widely accepted and not often proven need for affordable housing in the future. The "new" normal may prove to make such housing less necessary. I strongly oppose the development of a 14-storied building anywhere on Broadway west of MacDonald.	Debra Simmons				
10/17/2020	23:14	PH1 - 7. CD-1 REZONING: 3701 – 3743	Oppose	This building height is too tall. does not match existing building with in this block. Building looks ugly.	Alex lee			West Point Grey	No web attachments.
10/18/2020	09:31	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	Issues of concern are the expensive concessions the city makes to the developer of developments like this one in exchange for very small supposedly (questionably) affordable rental units which do not even have windows in some bedrooms, the relaxation of on-site parking requirements that will lead to street congestion, shading of surrounding residences, bad precedent set by this project for other excessively tall structures in locations where they are not appropriate, increased land values resulting from allowing this huge tower leading to reduced affordability and higher property taxes, violation of already approved neighbourhood plan, out of step with Vancouver Plan that is still under development.	C. Baudry			Kitsilano	No web attachments.
10/19/2020	08:48	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	As a resident of West Point Grey, I am opposed to the plan to build a tower at Broadway and Alma. The residents of this area are already losing services, to wit the emptying of West 10th of small merchants and a major grocery chain due to redevelopment, taxes and insurance issues. The prior 2015 plan of 6 storeys is more appropriate to what this neighbourhood can handle. Moreover, an over-sized tower is proportionally out of scale in this neighbourhood of low rise apartments and single family homes and 65 feet taller than the largest nearby apartment. Towers are not about community, but become a series of closed doors. Ronnie Tessler	Ronnie E Tessler			Kitsilano	No web attachments.
10/19/2020	10:05	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	We oppose the 14 storey tower proposed for the site at Alma and Broadway. It is grossly oversized for the neighbourhood and does not integrate in the community it is proposed for. Please reconsider a more attractive alternative of a lower building that would blend into the existing landscape and neighbourhood.	Warren Yamasaki			Kitsilano	No web attachments.
10/19/2020	10:30	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	Everyone understands the need for housing, and would be perfectly amenable to something reasonable in this location. The 6-storey all-rental building that was previously proposed is reasonable. It would entail a reasonable amendment of bylaws. The plan for this building does not seek to amend the bylaw so much as obliterate it! It reeks of a vanity project, one which doesn't just disrespect the surrounding neighbourhood but actually holds it in contempt. By approving such a structure the city would be demonstrating the same contempt for the existing character of its neighbourhoods and for its residents themselves. It surrounds around and in no way fits in with the area. It destroys sightlines in a neighbourhood that is mostly residential. It is out of step with the area, the community vision, and it will be a scar on the landscape.	C Solis			West Point Grey	No web attachments.
10/19/2020	10:49	PH1 - 7. CD-1 REZONING: 3701 – 3743	Oppose	I oppose this proposed rezoning application for a 14 storey tower.	Eleonora E. Reyes			Kitsilano	No web attachments.
10/19/2020	11:02	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I oppose the development at 3701-3743 West Broadway because: ' The height of the structure is absurdly inappropriate for the neighbourhood; it looms oppressively. ' It is an ugly building and will be in everybody's face. ' While the area can probably absorb the density, I question the quality of life for the neighbours who will be living in its shadow. ' MIRHP Program units are relegated to lower floors, not mixed throughout. ' Tiny studio units bottom out at 320 square feet. ' I am opposed to spot zoning in principle. The 6-storey proposal from 2017 appears more liveable and in scale with its surroundings; if a precedent is to be set, please make it one the neighbourhood can swallow.	Sal Robinson			Kitsilano	No web attachments.
10/19/2020	11:51	PH1 - 7. CD-1 REZONING: 3701 – 3743	Oppose	The proposed 14 story tower at Broadway & Alma is completely out of context with the existing WPG neighborhood, and sets an enormous negative precedent for more of such high rise developments in the area, while the currently approved zoning for a 6 story rental-only tower is being ignored.	Owen			Kitsilano	No web attachments.
10/19/2020	12:32	PH1 - 7. CD-1 REZONING: 3701 – 3743	Oppose	I oppose the proposal tower on Alma and Broadway	Yu Zheng Liu			West Point Grey	No web attachments.

s.22(1) Personal and Confidential

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10/19/2020	13:21	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I oppose this proposed rezoning application for a 14 storey tower. The current rezoning application of 172 ft., 14 storeys, and 5.3 FSR is not appropriate for this site. Instead, the previous 2015 rezoning application (that is now on hold) for 100 % secured rental housing in a 6 storey building on this site should be reconsidered. The 14 storey proposed building doesn't meet MIRHPP requirements for neighbourhood context or policy direction; - grossly oversized building form that is too large in height and FSR; - 161 is too many units without enough parking at only 27 spaces; - poor design that is out of context with neighbourhood character; - in conflict with the West Point Grey Community Vision; - sets a huge precedent while other adjacent planning is in process such as the Jericho Lands and during the Interim Rezoning Policy for WPG and Kitsilano; - no meaningful public consultation on a major precedent for the area of WPG and Kitsilano; - public feedback not reflected in only minor revisions; - the previous 6 storey rental application was a better fit for the site and neighbourhood; - the developer makes windfall profits on 14 storeys that is not justified or appropriate.	Geoff Thiele	s.22(1) Personal and Confidential	West Point Grey	No web attachments.
10/19/2020	13:40	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I oppose this proposed rezoning application for a 14 storey tower. Our neighborhood is already decimated by empty monster houses, and unaffordable housing with exorbitant taxes. This would be another albatross. The current rezoning application of 172 ft., 14 storeys, and 5.3 FSR is not appropriate for this site. Instead, the previous 2015 rezoning application (that is now on hold) for 100 % secured rental housing in a 6 storey building on this site should be reconsidered. doesn't meet MIRHPP requirements for neighbourhood context or policy direction; grossly oversized building form that is too large in height and FSR; 161 is too many units without enough parking at only 27 spaces; poor design that is out of context with neighbourhood character; in conflict with the West Point Grey Community Vision; sets a huge precedent while other adjacent planning is in process such as the Jericho Lands and during the Interim Rezoning Policy for WPG and Kitsilano; no meaningful public consultation on a major precedent for the area of WPG and Kitsilano; public feedback not reflected in only minor revisions; the previous 6 storey rental application was a better fit for the site and neighbourhood; the developer makes windfall profits on 14 storeys that is not justified or appropriate.	marcia pitch		West Point Grey	No web attachments.
10/19/2020	13:44	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	This area is my neighbourhood. I bought my home here after checking the zoning laws, when there was nothing over 2 stories. We can accept 4 stores, and perhaps a maximum of 6, but 14 will destroy the neighbourhood. The current design of the proposed building does not allow enough parking spaces so our streets will have a major parking problem. The actual design of the building is not in keeping with the appearance of the neighbourhood. I would remind you that this is not a downtown city intersection, but a pleasant suburban area. That is why I chose to live here. Please don't destroy it.	Frances Herzer		West Point Grey	No web attachments.
10/19/2020	13:45	PH1 - 7. CD-1 REZONING: 3701 – 3743	Oppose	I strongly oppose the development of such a high building at Alma and Broadway. It is totally exceeding the appropriate height for that area	Cynthia stout		Dunbar-Southlands	No web attachments.
10/19/2020	14:06	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	As a resident of Point Grey for many years, I add my voice of opposition to the ill conceived 17 storey tower proposed at Alma and Broadway. The proposed structure stands out like a sore thumb. In the beautiful environment of Kitsilano/Point Grey, it is reminiscent of the brutalism of the Stalinist era. For heaven's sakes consider the out size ugliness you are bringing to our neighbourhood! Reconsider the 6 story building now on hold on this site and the success of the 6 story Parthenon building. Thank you, Myra Elson	myra elson		West Point Grey	No web attachments.
10/19/2020	14:06	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	Oct. 19th, 2020 RE: CD-1 Re-zoning: 3710-3743 West Broadway at Alma Street Dear Mayor Kennedy and Councillors, I am submitting this email to register my complaint and opposition regarding the City of Vancouver proposal to rezone the site for a 14-story tower. I also want to express my support for the City of Vancouver to reconsider the 2015 rezoning application (that is now on hold) for 100% secured rental housing in a 6 story building on the site. The 14-story building is too large with too many units with insufficient parking. It is a poor design. Also, it sets a huge precedent while other planning steps for the Jericho Lands are in process. This looks like a 'plum' for a developer to make windfall profits at the expense of the neighbourhood community. This is in conflict with the West Point Grey Community Vision. Do not approve this rezoning application for 14 stories. Sincerely, Paula Maisonville	Paula Maisonville		West Point Grey	No web attachments.
10/19/2020	14:07	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I am opposed to the height of this development. I do not agree with using the slope of the land, the 3 other towers used as precedent (as each are over 25 years old), the neighbourhood is predominantly single family homes, or 3 story apartments. Because we should have more density I can support a 7 story building that will blend in more with mature trees in the neighbourhood, not block the sun for residents on the north side of this property and not look so out of place. The current adjusted building is still monolithic in style and out of place. developing this site without a comprehensive understanding of potential skytrain development, or more info on the jericho lands developments feels premature. More in line with the current and future needs of the neighbourhood would be a structure similar to what has been built across the street on the SW corner of Broadway and Alma. This current building is not appropriate for the neighbourhood. Please do not approve.	Gail Knechtel		West Point Grey	No web attachments.
10/19/2020	15:34	PH1 - 7. CD-1 REZONING: 3701 – 3743	Oppose	The proposed 14 storey development for this site is too large. The massing is bulky and unsympathetic with the surround properties and neighborhood!	Barry Hyde		Kitsilano	No web attachments.
10/19/2020	15:36	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I strongly oppose this proposed rezoning application for a 14 storey tower. The current rezoning application of 172 ft., 14 storeys, and 5.3 FSR is not appropriate for this site. Instead, the previous 2015 rezoning application (that is now on hold) for 100 % secured rental housing in a 6 storey building on this site should be reconsidered. doesn't meet MIRHPP requirements for neighbourhood context or policy direction. West Point Grey has a Community Vision. Why is this being ignored/overridden!	Alan Drinkwater		West Point Grey	No web attachments.
10/19/2020	15:41	PH1 - 7. CD-1 REZONING: 3701 – 3743	Oppose	The previous application from 2015 should be re-considered as it is a much better fit for the area.	Roland Plessis		West Point Grey	No web attachments.
10/19/2020	16:31	PH1 - 7. CD-1 REZONING: 3701 – 3743	Oppose	It's too high, ugly and not enough parking please revert to the 2015 6 story agreement	Eileen Anderson		West Point Grey	No web attachments.

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10/19/2020	16:45	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	This overly large, bulky tower will be an ugly eyesore right in the middle of the view of a large portion of West Point Grey. The bulky building will block the views and diminish the value of not just its surrounding neighbours, but those of an enormous number of homes all the way up to 16th avenue, and possibly beyond and from Dunbar as far west to the city's western boundary. It is imperative that the city council reject this monstrosity and revert to the previous 6 story proposal, presently on hold. It, at least, proposes decent amenities attached.	R. Murray Sharp		s.22(1) Personal and Confidential	West Point Grey	No web attachments.
10/19/2020	16:53	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	This 14 story towers does not fit into the neighbourhood. Please reconsider the previous application for a six story rental apartment building. This would be not only more pleasant for the eye, it also allows better community spirit to develop and is environmentally much more sustainable. Please consider hnow such a building would open a floodgate of other and similar applications which would destroy the neighbourhood	Hannelore Pinderf			do not live in Vancouver	No web attachments.
10/19/2020	17:15	PH1 - 7. CD-1 REZONING: 3701 – 3743	Oppose	This grossly oversized building is too large in height and FSR	Mary Downe			Kitsilano	No web attachments.
10/19/2020	17:26	PH1 - 7. CD-1 REZONING: 3701 – 3743	Oppose	This building is much too large and tall for the site. The design is also completely inappropriate for the neighborhood. Unbelievably ugly.	Ron Greenberg			Kitsilano	No web attachments.
10/19/2020	17:42	PH1 - 7. CD-1 REZONING: 3701 – 3743	Oppose	I know we need housing but there's no need for ugly.	Leta Goldwynn			Kitsilano	No web attachments.
10/19/2020	18:03	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I oppose the construction of a 172 foot high rise at Broadway and Alma for all the reasons that the West Point Grey Residents Association has presented to you. Vancouver residents want pedestrian and people friendly neighbourhoods. This proposal is the antithesis to that. Please go back to the previous 6-storey rental application	Joan Cawsey			Kitsilano	No web attachments.
10/19/2020	20:42	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	The proposed plan is over-sized for the neighbourhood. The spiel of asking for such extraordinary variances in the hopes of setting for something in between should be stopped. I find the developer proposal an insulting load of cheek. If such changes were to come then there should be an extensive debate on wholesale changes to community plans and bylaws. In absence of that, just follow existing bylaws.	Bruce Shepherd			Dunbar-Southlands	No web attachments.
10/19/2020	21:09	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	Before proceeding with my comments, I would like to provide some context as to my general demographic. I am a 27 year old renter in the neighbourhood, living in a 100% rental building on York Avenue. Should affordability in Vancouver remain unchanged, I will likely be a renter in the City for a long time, if not forever. With this in mind, I would like to voice my strong opposition to this project. My reasons for opposing the re-zoning are as follows: 1. The units are incredibly small. My partner and I currently rent a 1-bedroom apartment (building in the 60's) that is roughly 620sqft. While we have a very large storage locker, we still struggle to manage in the space we have. There is no wasted space in our apartment, everything is thoughtfully arranged or purchased to maximize use. The units in this proposed building are untenable, even to singles. We should be building 1 bedroom units that accommodate both singles or couples, to be maximally flexible for potential renters. This is especially true in the current context of the pandemic. I work from home and luckily, my partner is still required to go in to the office. Our situation is already challenging given our lack of space (I work at the kitchen table, not a desk) and our home has become overrun with work equipment. I am also opposed to the # of studios being proposed as well, this type of unit is limiting and inhumane. 2. The waiving of DCL's and CAC's beyond the rental housing itself is unacceptable and of poor value to taxpayers. What is the cost of upgrading the sewers and water infrastructure in the area? Where will money for new daycare spaces (sorely needed) or cultural spaces come from if CAC's are waived? 3. The building is way too big for the area. Future sites in the area will use this development as "context" if approved, driving up height and unaffordability in the area. There is a need for density but moderate density. My current area (apartments from Cornwall to 5th ish, from Burrard to MacDonald) is a fantastic example of good planning. Walkable, access to local grocers and small restaurants (Yew St has achieved what Vancouver sorely needs, pockets of life and amenities), quiet and great access to transit and cycling infrastructure. There is a great mix of rental only and market housing (including townhouses!), at various price points. We need to be building more of this type of neighbourhood. Kitsilano needs new density, but this should come from gently densifying single-family homes and not plopping down huge buildings on arterials. 4. It is out of context with the neighbourhood. The architecture of this building is uninspired and frankly, lazy. This design could just as easily be proposed in Mount Pleasant or downtown Vancouver. Neighbourhoods should be distinct from one another. In conclusion: I am completely supportive of a 6-storey, 100% rental building. Also, a double-height commercial space is not necessary or "green". We don't need fancy, we need practical.	Helena Trajic			Kitsilano	No web attachments.
10/19/2020	21:30	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	As a resident of West Point Grey, I am opposed to the plan to build a tower at Broadway and Alma. The residents of this area are already losing services, to wit the emptying of West 10th of small merchants and a major grocery chain due to redevelopment, taxes and insurance issues. The prior 2015 plan of 6 storeys is more appropriate to what this neighbourhood can handle. Moreover, an over-sized tower is proportionally out of scale in this neighbourhood of low rise apartments and single family homes. This proposal is 65 feet taller than the largest nearby apartment. Towers are not about community, but become a series of closed doors.	Ronnie Tessler			Kitsilano	No web attachments.

7. CD-1 REZONING: 3701 – 3743 West Broadway

10/20/2020	09:35	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I believe the new design is over height and will set a negative precedent for future unnecessary development in the neighbourhood. It is time for city council to consider the future of this city after the covid pandemic. Office buildings will remain empty and/or underused. Now is the time to consider rezoning of existing building uses before setting a terrible precedent overbuilding when it isn't consistent with the neighbourhood. If this is done, building oversize condo developments may not be necessary. This is the time for you to stop and think before approving such over builds. As I have suggested repeatedly, this city needs a plan moving forward so the residents know what is coming and can choose what type of neighbourhood they want to live in knowing it won't be altered beyond a plan". Ancient cities around the world are not ruining what they have to build ugly concrete towers everywhere. They adapt for the environment and try to accommodate more people but retain their history and character. Once the city is full, it's full. Are you thinking you have to accommodate the world" Get a grip, make a plan, let the people who elect the council have a say in their city.	Hilary Macdonald		s.22(1) Personal and Confidential	Kitsilano	No web attachments.
10/20/2020	09:46	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	Re Item 7. Surely someone i the Planning department and on council will realize how destructive (and visually offensive) this development would be. Do developers always have to get their way and, in addition, not have to pay their fees because they provide "affordable" housing' How many people really can afford those units' The consideration to increase density etc that City Council apparently favours goes against the wishes of many of the TAXpayers in the area as well as all the ones with a sense of public responsibility. Pleases do NOT approve this project!	Viviane Hotz			Kitsilano	No web attachments.
10/20/2020	10:25	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I oppose this proposed rezoning application for a 14 storey tower. The current rezoning application of 172 ft., 14 storeys, and 5.3 FSR is not appropriate for this site. Instead, the previous 2015 rezoning application (that is now on hold) for 100 % secured rental housing in a 6 storey building on this site should be reconsidered. doesn't meet MIRHPP requirements for neighbourhood context or policy direction; grossly oversized building form that is too large in height and FSR; 161 is too many units without enough parking at only 27 spaces; poor design that is out of context with neighbourhood character; in conflict with the West Point Grey Community Vision; sets a huge precedent while other adjacent planning is in process such as the Jericho Lands and during the Interim Rezoning Policy for WPG and Kitsilano; no meaningful public consultation on a major precedent for the area of WPG and Kitsilano; public feedback not reflected in only minor revisions; the previous 6 storey rental application was a better fit for the site and neighbourhood; the developer makes windfall profits on 14 storeys that is not justified or appropriate.	Visva Hart			West Point Grey	No web attachments.
10/20/2020	10:45	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I, along with thousands of other concerned residents, have already written to you to voice my objection to the tower that is being proposed for the corner of Alma and Broadway. However, with the City recently approving the project for a public hearing it appears that nobody is listening. Hence I find myself writing again to object to this proposal. There are so many things wrong with this project that it is hard to know where to start, but in no particular order here is what concerns me: ' This proposed structure does not meet Moderate Income Rental Housing Pilot Program requirements for neighborhood context or policy direction; ' The building is grossly oversized relative to surrounding structures; it will loom over the entire neighborhood, block light for surrounding lots, and obstruct views and site lines from many blocks away ' The demolition and construction of a 175 ft tower will have a big environmental footprint as will the building itself, rendering many of the city's green objectives useless and hypocritical. ' With 161 units and only 27 parking spaces it will create a parking nightmare; ' Combined with the development of the Jericho Lands it will lead to an exponential increase in congestion and density at a time when we are trying to manage a current pandemic and learn valuable lessons so we are prepared for the next one; ' The building is downright ugly, unsightly, and completely out of context with the surrounding neighborhood character; ' This directly violates the West Point Grey Community Vision; ' This sets a huge precedent for similarly unsightly and over-sized project anywhere a developer chooses ' The timing is reckless, obtuse, and completely out of line with market trends as the condo market has suddenly entered a dramatic and long over-due correction crazy with a flood of condo markets ' There has been no meaningful public consultation on this major precedent for the area of WPG and Kitsilano; the proposed 'virtual' hearings are a farce to democracy and an easy way for councilors to push their political agenda without proper accountability ' There has been loads of public feedback since word of this project was first released, almost none of which is reflected in the very minor revisions to-date; ' A previous six story version of this project was already approved by council and deemed an appropriate for the site and neighbourhood; ' The developer's profit on this project is sickening, especially in the context of the current economic environment' The future of the Broadway LRT line that was an initial component of the plan for this structure is now highly uncertain ' The city has already approved an out-of-scale tower at Broadway and Birch as a test pilot and should, as such, measure the impact and unintended consequences of this development on the neighbourhood before approving more such controversial buildings (isn't that the definition of a 'pilot project").	Ben Cherniavsky			West Point Grey	No web attachments.
10/20/2020	10:54	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	This tower should not be approved by council. It is grossly out of size, ugly, lacks sufficient parking, supersedes a six story building that has already been approved, and is extremely environmental. It is also completely unnecessary in the current economic environment (condo glut looming) and in the midst of a pandemic that is clearly demonstrating the downside of density. The building is strongly opposed by the local residents and their associations and must not be allowed to proceed in its current form.	Beth Harrop			West Point Grey	No web attachments.
10/20/2020	14:47	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I oppose the proposed rezoning application for a 14 storey tower. The proposed building is an ugly monstrosity that sets a bad precedent while other adjacent planning is in process such as the Jericho Lands and during the Interim Rezoning Policy for WPG and Kitsilano. It does not fit in with the other buildings in the neighbourhood. It conflicts with the West Point Grey community vision. The application proposes 161 units with only 27 parking spaces. More people have cars now than previously. Where will they park' There has been no meaningful public consultation on a major precedent for the area of WPG and Kitsilano; The previous 2015 rezoning application (that is now on hold) for 100 % secured rental housing in a 6 storey building on this site should be reconsidered.	Shirley Irvine			West Point Grey	No web attachments.

7. CD-1 REZONING: 3701 – 3743 West Broadway

10/20/2020	17:23	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	Attention please: Do NOT REZONE 3701 - 3743 West 4th Avenue! I, my family and neighbours, oppose the proposal for a 14 storey building at 3700 West 4th Avenue. I never would have bought my co-op apartment, 8 years ago, had I known, that a 14 storey building would overshadow my 3 level apartment building, on West 4th Avenue. I need as much daylight as possible for my Seasonal Affective Disorder and depression. My mental health will suffer with encroachment of a high building, blocking out the daylight, with a tall building looming over me. I am feeling stressed and anxious about this proposed rezoning across the street from me. I feel duped that developers are calling all the shots in Vancouver! I am opposed to the 14 storey building . Please vote against the rezoning which makes way for developers taking over tthe livability of my residential neighbourhood. Thank you. RSVP Sincerely, Mr. Michael Vint s.22(1) Personal and Confidential . Vancouver s.22(1)	Michael Vint	s.22(1) Personal and Confidential	West Point Grey	No web attachments.
10/20/2020	18:07	PH1 - 7. CD-1 REZONING:	Oppose	See attached document.	Soizick Meister		Jkknown	Appendix B
10/20/2020	18:51	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I strongly oppose the rezoning application for 14-storey at 3701-3743 West Broadway. I live in the neighbourhood for many years, just one block from the proposed development. I would like to express our concern and frustration about the height of the building. Most buildings in the area are not taller than 4 storeys and the building of this height does not fit in with our neighbourhood. The building of that height will negatively affect the low-scale dynamics of the area, will cause loss of livability for our community members. There will be significant view impacts caused by the height of the building. It is also setting a precedent for future development of the higher buildings on Broadway. I strongly oppose the application. Victor	Victor Karpenko		West Point Grey	No web attachments.
10/20/2020	21:28	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I oppose this proposed rezoning application for a 14 storey tower. The current rezoning application of 172 ft., 14 storeys, and 5.3 FSR is not appropriate for this site. Instead, the previous 2015 rezoning application (that is now on hold) for 100 % secured rental housing in a 6 storey building on this site should be reconsidered. doesn't meet MIRHPP requirements for neighbourhood context or policy direction; grossly oversized building form that is too large in height and FSR; 161 is too many units without enough parking at only 27 spaces; in conflict with the West Point Grey Community Vision; sets a huge precedent while other adjacent planning is in process such as the Jericho Lands and during the Interim Rezoning Policy for WPG and Kitsilano; no meaningful public consultation on a major precedent for the area of WPG and Kitsilano; public feedback not reflected in only minor revisions; the previous 6 storey rental application was a better fit for the site and neighbourhood;	Beryl Woodrow		West Point Grey	No web attachments.
10/21/2020	12:13	PH1 - 7. CD-1 REZONING: 3701 – 3743	Oppose	See attached	Christine Moore		Jkknown	Appendix C
10/21/2020	12:14	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	To Whom It May Concern, The grossly overheight building will tower incongruously over all around and in no way fits in with the surrounding neighbourhood. It destroys sightlines in a neighbourhood that is mostly residential. It is out of step with the area, the community vision, and it will be a scar on the landscape. We all understand the need for housing, and would be perfectly amenable to something reasonable in that space. The 6-storey all-rental building that was previously proposed is reasonable. It would entail a reasonable amendment of bylaws. The plan for this building does not seek to amend the bylaw so much as obliterate it! It reeks of a vanity project, one which doesn't just disrespect the surrounding neighbourhood but actually holds it in contempt. By approving such a structure the city would be demonstrating the same contempt for the character of its neighbourhoods and for its residents themselves. Also, the number of parking spaces is woefully inadequate., an issue that has been glossed over by the wishful thinking that extra bike spaces and the not-yet-approved Broadway skytrain past Arbutus will solve. And even IF it is approved, parking spaces for fewer than 1/3 of the residents (and 6 guest parking) is not only inconvenient, it will greatly negatively impact the surrounding neighbourhoods which are already frustratingly overwhelmed by cars from UBC students and shoppers on Broadway & West 10th, beach & folk festival visitors, along with residents & guests of nearby low-rise buildings on 10th. Please reconsider the original plan. Thank you.	C Solis		Jkknown	No web attachments.
10/21/2020	12:16	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	Dear Mayor and City Councillors, I am writing to ask you to oppose the construction of the proposed Tower at Alma and Broadway. Although we have a need for affordable rental housing in the city, this building is way out of context with the surrounding neighbourhood, does not follow current height guidelines, the developer will not contribute Development Cost Levies and the building is esthetically massive, oppressive and overbearing. A better solution can be found. Yours sincerely, Naomi Taylor	Naomi Taylor		Jkknown	No web attachments.
10/21/2020	12:17	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I oppose this proposed rezoning application for a 14 storey tower. The current rezoning application of 172 ft., 14 storeys, and 5.3 FSR is not appropriate for this site. Instead, the previous 2015 rezoning application (that is now on hold) for 100 % secured rental housing in a 6 storey building on this site should be reconsidered. ' doesn't meet MIRHPP requirements for neighbourhood context or policy direction; ' grossly oversized building form that is too large in height and FSR; ' 161 is too many units without enough parking at only 27 spaces; ' poor design that is out of context with neighbourhood character; ' in conflict with the West Point Grey Community Vision; ' sets a huge precedent while other adjacent planning is in process such as the Jericho Lands and during the Interim Rezoning Policy for WPG and Kitsilano; ' no meaningful public consultation on a major precedent for the area of WPG and Kitsilano; ' public feedback not reflected in only minor revisions; ' the previous 6 storey rental application [wpgra.files.wordpress.com] was a better fit for the site and neighbourhood; ' the developer makes windfall profits on 14 storeys that is not justified or appropriate.	Nori Reyes		Jkknown	No web attachments.

7. CD-1 REZONING: 3701 – 3743 West Broadway

10/21/2020	12:21	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I oppose this proposed rezoning application for a 14 storey tower. The current rezoning application of 172 ft., 14 storeys, and 5.3 FSR is not appropriate for this site. Instead, the previous 2015 rezoning application (that is now on hold) for 100 % secured rental housing in a 6 storey building on this site should be reconsidered. o doesn't meet MIRHPP requirements for neighbourhood context or policy direction; o grossly oversized building form that is too large in height and FSR; o 161 is too many units without enough parking at only 27 spaces; o poor design that is out of context with neighbourhood character; o in conflict with the West Point Grey Community Vision; o sets a huge precedent while other adjacent planning is in process such as the Jericho Lands and during the Interim Rezoning Policy for WPG and Kitsilano; o no meaningful public consultation on a major precedent for the area of WPG and Kitsilano; o public feedback not reflected in only minor revisions; o the previous 6 storey rental application [wpgra.files.wordpress.com] was a better fit for the site and neighbourhood; o the developer makes windfall profits on 14 storeys that is not justified or appropriate	John F		s.22(1) Personal and Confidential	Unknown	No web attachments.
10/21/2020	12:24	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I am writing to you in order to object strongly to the building of a 12 story tower at this site, which is totally unsuitable for this neighbourhood and would set a disastrous precedent. Instead allow the 6 story rental apartment complex to go ahead. Incidentally I was told from a very reliable source, that sustainable use of a highrise is problematic, and much more expensive than heating a 6 story building which also would fit in perfectly.	Hanno Pinder			Unknown	No web attachments.
10/21/2020	12:25	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I agree with and support the positions espoused by the West Point Grey Residents Association and I oppose this proposed rezoning application for a 14 storey tower. The current rezoning application of 172 ft., 14 storeys, and 5.3 FSR is not appropriate for this site. Instead, the previous 2015 rezoning application (that is now on hold) for 100 % secured rental housing in a 6 storey building on this site should be reconsidered - see.HERE [wpgra.files.wordpress.com]. Here are some important problems with the current rezoning application of 172 ft., 14 storeys, and 5.3 FSR: - doesn't meet MIRHPP requirements for neighbourhood context or policy direction; - grossly oversized building form that is too large in height and FSR; - 161 is too many units without enough parking at only 27 spaces; - poor design that is out of context with neighbourhood character; - in conflict with the West Point Grey Community Vision; - sets a huge precedent while other adjacent planning is in process such as the Jericho Lands and during the Interim Rezoning Policy for WPG and Kitsilano; - no meaningful public consultation on a major precedent for the area of WPG and Kitsilano; - public feedback not reflected in only minor revisions; - the previous 6 storey rental application was a better fit for the site and neighbourhood; - the developer makes windfall profits on 14 storeys that is not justified or appropriate. It seems to me that this is a very compelling case to reject this proposed rezoning application for a 14 storey tower. Many, many residents have spoken out against this proposal, so it will be easy for you to follow the will of the people. Thank you for listening and for doing the right thing for this neighbourhood and our city.	rob dainow			Unknown	No web attachments.
10/21/2020	12:27	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	Dear People elected to look after the City of Vancouver citizens, Please reconsider the permission of the above building as currently proposed. Some people with a social as well as architectural sense in the planning department as well as you surely can see how out of context the building would be, how it breaks several rules AND saddles the taxpayers with development costs (why on earth would the builder be exempt?) Do developers in Vancouver really always have to be the winners at the expense of neighbourhoods? Yes, the density could be increased but not to the extent now considered. I would really appreciate it if you would reconsider the problems of this application and make it fit the neighbourhood.	Viviane Hotz			Unknown	No web attachments.
10/21/2020	12:40	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I a opposed to this rezoning because: 1. It is totally out of context with the surrounding neighbourhood. The closest tallest building is a 12 storey high rise at Fourth Ave. The proposed building is much higher, equivalent to a 17 storey building. Overshadowing, particularly between September 21 and March 21 will leave the apartment buildings on Eighth Ave. to the north is significant shadow for most of the day. It does not relate to the residential area to the west nor to the four and six storey apartments along Broadway to the east. It violates MIRHPP rules which state that it needs to fit into the context of the neighbourhood. 2. It does not follow the rules of the MIRHPP programme regarding height. The rules state that for RS1 (Part of the site) height should not be more than 6 storeys. For C2 areas, height should not be more than 14 storeys. Because the developer has asked for double storey commercial spaces, the height of over 172 feet is equivalent to a 17 storey building. There is no need for a double storey commercial mezzanine in this location. 3 The developer, Westbank, will not contribute any Development Cost Levies or Community Amenity Contributions beyond the rental housing itself. No money for day care or other cultural space. He will also receive a waiver of the Development Cost Levies normally required. This is \$3,139,276 that normally covers the costs associated with the construction such as sewers and water. These costs will have to be paid by the City at large (Read Us!) in a time of budget crisis. If the public is to cover these costs, there needs to be transparency as to the land value gains being made and the public subsidy. 4. This building will set a precedent for other development in the area, just as the 12 storey building at Fourth is being used in this case to justify these higher heights. It is premature to pre-judge the outcome of the Jericho lands planning process and the possible construction of a subway. New precedents should not be set based on assumptions about the future before the planning processes are completed. 5. The design of the building is massive, oppressive, and over-bearing. The over-hanging block at floors 9 to 11 appears to hang over the street. The use of concrete along the balconies maximizes the apparent bulk and mass even more. It would overwhelm its neighbours.	Judy Osburn			Unknown	No web attachments.

7. CD-1 REZONING: 3701 – 3743 West Broadway

10/21/2020	12:54	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I oppose this proposed rezoning application for a 14 storey tower. The current rezoning application of 172 ft., 14 storeys, and 5.3 FSR is not appropriate for this site. Instead, the previous 2015 rezoning application (that is now on hold) for 100 % secured rental housing in a 6 storey building on this site should be reconsidered. doesn't meet MIRHPP requirements for neighbourhood context or policy direction; ' grossly oversized building form that is too large in height and FSR; ' 161 is too many units without enough parking at only 27 spaces; ' poor design that is out of context with neighbourhood character; ' in conflict with the West Point Grey Community Vision; ' sets a huge precedent while other adjacent planning is in process such as the Jericho Lands and during the Interim Rezoning Policy for WPG and Kitsilano; ' no meaningful public consultation on a major precedent for the area of WPG and Kitsilano; ' public feedback not reflected in only minor revisions; ' the previous 6 storey rental application [wpgra.us18.list-manage.com] was a better fit for the site and neighbourhood; ' the developer makes windfall profits on 14 storeys that is not justified or appropriate.	Eric Levy		s.22(1) Personal and Confidential	Unknown	No web attachments.
10/21/2020	12:57	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	Mayor and Council: Re: CD-1 Rezoning: 3701-3743 West Broadway at Alma St. I oppose this proposed rezoning application for a 14 storey tower. The current rezoning application of 172 ft., 14 storeys, and 5.3 FSR is wholly inappropriate for this site. The previous 2015 rezoning application (that you put on hold) for 100 % secured rental housing in a 6 storey building on this site should be reconsidered. The proposal doesn't meet MIRHPP requirements for neighbourhood context or policy direction; ' This is a grossly oversized building form; it is too high and bears excessive FSR; ' 161 units are far too many for the size of the site; ' The proposed 27 spaces, at a ratio of 1 space for each 6 units, is a ridiculous suggestion anywhere in Vancouver, let alone at this intersection with already limited parking available; tenants would use up the residential parking on blocks West. ' The design is out of context with neighbourhood character; ' It conflicts with the West Point Grey Community Vision; ' It sets a huge precedent favouring no interest but the development industry with adjacent planning currently in process such as the Jericho Lands, all while in the midst of Interim Rezoning Policy for WPG and Kitsilano; ' You have invited no meaningful public consultation on this major precedent for the area of WPG and Kitsilano; ' Any public feedback was reflected in only minor and insignificant revisions; ' The previous 6 storey rental application [wpgra.us18.list-manage.com] was a good fit for the site and the neighbourhood; ' Here, the developer would earn unjustified windfall profits on their inappropriate development of 14 storeys.	Fahrni, Ross			Unknown	No web attachments.
10/21/2020	12:58	PH1 - 7. CD-1 REZONING: 3701 – 3743	Oppose	I strongly oppose rezoning the area at Alma and West Broadway to allow for a fourteen storey building. Ruth Tubbesing	Ruth Tubbesing			Unknown	No web attachments.
10/21/2020	12:59	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	Dear Mayor Kennedy and Councillors, I am submitting this email to register my complaint and opposition regarding the City of Vancouver proposal to rezone the site for a 14-story tower. I also want to express my support for the City of Vancouver to re-consider the 2015 rezoning application (that is now on hold) for 100% secured rental housing in a 6 story building on the site. The 14-story building is too large with too many units with insufficient parking. It is a poor design. Also, it sets a huge precedent while other planning steps for the Jericho Lands are in process. This looks like a 'plum' for a developer to make windfall profits at the expense of the neighbourhood community. This is in conflict with the West Point Grey Community Vision. Do not approve this rezoning application for 14 stories.	Paula Maisonville			Unknown	No web attachments.
10/21/2020	13:00	PH1 - 7. CD-1 REZONING: 3701 – 3743	Oppose	OPPOSED	Louise Ries &t;			Unknown	No web attachments.
10/21/2020	13:02	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	Dear Mayor and Council: I am shocked and dismayed that Council would even consider a 14 story tower on the site at the northwest corner of Broadway and Alma. This tower is not in keeping with the neighbourhood and is conflict with the community plan, and is not what the area needs or wants. A 6 story building as originally proposed is marginally acceptable, but anything over that is only for the developer's greed or profit. If this tower would be allowed then the precedent is set to do the same on the empty site at 4th and Highbury, SE corner of Broadway and Alma, 4th and McDonald, and 10th and Alma (all former gas stations like this site once was). Furthermore with only 27 parking spaces this will put additional parking problems onto the neighbouring residential blocks, which are already feeling crowded with commercial business owners and employees on Broadway and 10th Ave. parking on residential side streets all day. Please mark me down as against this proposed development.	Roger Huyghe			Unknown	No web attachments.
10/21/2020	13:03	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I oppose this proposed rezoning application for a 14 storey tower. Stick to the West Point Grey Community Vision! Why do we citizens invest time and energy in creating a Community Vision, ultimately accepted by City staff and Council, if it will be ignored forthwith', The current rezoning application of 172 ft., 14 storeys, and 5.3 FSR is not appropriate for this site. Instead, the previous 2015 rezoning application (that is now on hold) for 100 % secured rental housing in a 6 storey building on this site should be reconsidered. doesn't meet MIRHPP requirements for neighbourhood context or policy direction; ' grossly oversized building form that is too large in height and FSR; ' 161 is too many units without enough parking at only 27 spaces; ' poor design that is out of context with neighbourhood character; ' in conflict with the West Point Grey Community Vision; ' sets a huge precedent while other adjacent planning is in process such as the Jericho Lands and during the Interim Rezoning Policy for WPG and Kitsilano; ' no meaningful public consultation on a major precedent for the area of WPG and Kitsilano; ' public feedback not reflected in only minor revisions; ' the previous 6 storey rental application [wpgra.us18.list-manage.com] was a better fit for the site and neighbourhood.	Alan Drinkwater			Unknown	No web attachments.

7. CD-1 REZONING: 3701 – 3743 West Broadway

10/21/2020	13:04	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I oppose this proposed rezoning application for a 14 storey tower. The current rezoning application of 172 ft., 14 storeys, and 5.3 FSR is not appropriate for this site. Instead, the previous 2015 rezoning application (that is now on hold) for 100 % secured rental housing in a 6 storey building on this site should be reconsidered. doesn't meet MIRHPP requirements for neighbourhood context or policy direction; ' grossly oversized building form that is too large in height and FSR; ' 161 is too many units without enough parking at only 27 spaces; ' poor design that is out of context with neighbourhood character; ' in conflict with the West Point Grey Community Vision; ' sets a huge precedent while other adjacent planning is in process such as the Jericho Lands and during the Interim Rezoning Policy for WPG and Kitsilano; ' no meaningful public consultation on a major precedent for the area of WPG and Kitsilano; ' public feedback not reflected in only minor revisions; ' the previous 6 storey rental application [wpgra.us18.list-manage.com] was a better fit for the site and neighbourhood; ' the developer makes windfall profits on 14 storeys that is not justified or appropriate.	L.Baran		s.22(1) Personal and Confidential	Unknown	No web attachments.
10/21/2020	13:05	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	Dear Mayor and Council, I am writing to express my opposition to the proposal for a 172 tower for the northwest corner of Alma and Broadway. I completely oppose this rezoning for all the reasons presented to you by the West Point Grey Residents Association and I ask you to return to the earlier application for a 6 storey market rental building. Everything I read about what the citizens of Vancouver want stresses pedestrian and people friendly neighbourhoods. A high rise tower in the middle of a residential neighbourhood is the antithesis to this goal. Thank you for considering my opposition to this rezoning application.	joan cawsey			Unknown	No web attachments.
10/21/2020	13:08	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I am writing to express my concern about the proposed development at Broadway and Alma Firstly, wow. What an incredibly ugly building design. These architects should be embarrassed. Second, it is too tall, too large, and out of context with the neighborhood. The building should be in line with the MIRHPP regarding height. Third, and very importantly, why would the developers, Westbank, not contribute Development Cost levies' This is not excusable. The levies should be charged, particularly as the city is currently needing extra funds. We would like for a tasteful building to go into this space, with affordable rentals, and also with of course the required DCL being paid. What is the bar and expectation in terms of anyone paying the levy if others are exempted' Please give the architect a slap on the hand and tell them we expect better. thank you for your consideration. Please push for something more reasonable for our city.	Harris, Leila			Unknown	No web attachments.
10/21/2020	13:11	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	Hello, I live a few blocks from Alma and Broadway. I am in favour of non-market housing incentives to developers...but not at any cost. In this case, the proposed tower would be far too high for our neighbourhood. I think 6-8 stories would be appropriate. I think there needs to be a balance of increased density but within reasonable limits. This building's density is out of proportion to the surrounding neighbourhood.	Ian Goldman			Unknown	No web attachments.
10/21/2020	13:12	PH1 - 7. CD-1 REZONING: 3701 – 3743	Oppose	This is a terrible idea! Keep the old 6 story tower and ensure plenty of parking. Please honour the neighbourhood plans and visions.	Margaret M Cottle			Unknown	No web attachments.
10/21/2020	13:16	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I oppose this proposed rezoning application for a 14 storey tower. The current rezoning application of 172 ft., 14 storeys, and 5.3 FSR is not appropriate for this site. Instead, the previous 2015 rezoning application (that is now on hold) for 100 % secured rental housing in a 6 storey building on this site should be reconsidered. doesn't meet MIRHPP requirements for neighbourhood context or policy direction; ' grossly oversized building form that is too large in height and FSR; ' 161 is too many units without enough parking at only 27 spaces; ' poor design that is out of context with neighbourhood character; ' in conflict with the West Point Grey Community Vision; ' sets a huge precedent while other adjacent planning is in process such as the Jericho Lands and during the Interim Rezoning Policy for WPG and Kitsilano; ' no meaningful public consultation on a major precedent for the area of WPG and Kitsilano; ' public feedback not reflected in only minor revisions; ' the previous 6 storey rental application [wpgra.us18.list-manage.com] was a better fit for the site and neighbourhood; ' the developer makes windfall profits on 14 storeys that is not justified or appropriate.!!!!!!!	Ute Russell and Brendan Russell			Unknown	No web attachments.
10/21/2020	13:19	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I strongly oppose this inadvisably proposed rezoning application for a 14 storey tower. The current rezoning application of 172 ft., 14 storeys, and 5.3 FSR is not appropriate for this site. The city needs to respect the wishes of neighbourhoods instead of blindly charging toward endless densification. This proposal totally ignores the Vision process that many of us gave up countless hours of ur free time and also paid for the city negotiators through our taxes. This proposal doesn't meet MIRHPP requirements for neighbourhood context or policy direction; ' Physically hideous ' grossly oversized building form that is too large in height and FSR; ' 161 is too many units without enough parking at only 27 spaces; ' poor design that is out of context with neighbourhood character; ' in conflict with the West Point Grey Community Vision!; ' sets a huge precedent while other adjacent planning is in process such as the Jericho Lands and during the Interim Rezoning Policy for WPG and Kitsilano; ' no meaningful public consultation on a major precedent for the area of WPG and Kitsilano; ' public feedback not reflected in only minor revisions; ' the previous 6 storey rental application [wpgra.us18.list-manage.com] was a better fit for the site and neighbourhood; ' the developer makes a windfall profit on 14 storeys that is not justified or appropriate.	Eric Pow			Unknown	No web attachments.
10/21/2020	13:20	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I live at Alma street for 40 years. My name is Vishva Hartt. I vote and pay taxes. This 'Development' is for profit to owner with no benefit to community. Oversized for this location or anywhere as it doesn't have infrastructure enough for its size. Doesn't follow community guidelines. The 6 floor application originally makes more sense. Jericho Lands is still being planned next door.	Vishva Hartt			Unknown	No web attachments.
10/21/2020	13:23	PH1 - 7. CD-1 REZONING: 3701 – 3743	Oppose	See attached	Ben Cherniavsky			Unknown	Appendix D

7. CD-1 REZONING: 3701 – 3743 West Broadway

10/21/2020	13:24	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	Dear Mayor and Council, I am strongly opposed to this rezoning and proposed tower for the following reasons: 1. It is totally out of context with the surrounding neighbourhood. The closest tallest building is a 12 storey high rise at Fourth Ave. The proposed building is much higher, equivalent to a 17 storey building. Overshadowing, particularly between September 21 and March 21 will leave the apartment buildings on Eighth Ave. to the north is significant shadow for most of the day. It does not relate to the residential area to the west nor to the four and six storey apartments along Broadway to the east. It violates MIRHPP rules which state that it needs to fit into the context of the neighbourhood. 2. It does not follow the rules of the MIRHPP programme regarding height. The rules state that for RS1 (Part of the site) height should not be more than 6 storeys. For C2 areas, height should not be more than 14 storeys. Because the developer has asked for double storey commercial spaces, the height of over 172 feet is equivalent to a 17 storey building. There is no need for a double storey commercial mezzanine in this location. 3. The developer, Westbank, will not contribute any Development Cost Levies or Community Amenity Contributions beyond the rental housing itself. No money for day care or other cultural space. He will also receive a waiver of the Development Cost Levies normally required. This is \$3,139,276 that normally covers the costs associated with the construction such as sewers and water. These costs will have to be paid by the City at large (Read Us!) in a time of budget crisis. If the public is to cover these costs, there needs to be transparency as to the land value gains being made and the public subsidy. 4. This building will set a precedent for other development in the area, just as the 12 storey building at Fourth is being used in this case to justify these higher heights. It is premature to pre-judge the outcome of the Jericho lands planning process and the possible construction of a subway. New precedents should not be set based on assumptions about the future before the planning processes are completed. 5. The design of the building is massive, oppressive, and over-bearing. The over-hanging block at floors 9 to 11 appears to hang over the street. The use of concrete along the balconies maximizes the apparent bulk and mass even more. It overwhelm the neighbourhood.	Jana Lyons		s.22(1) Personal and Confidential	Unknown	No web attachments.
10/21/2020	13:25	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	Dear Mayor and Council, As are many local residents I am opposed to rezoning the NW corner lots at Alma and Broadway to accommodate the equivalent of a 17-story building. I support densification and below market rentals. However, those benefits do not justify the exceptions being considered, the impact on the neighbourhood, and the lack of amenity contributions. Specifically, I agree with the concerns put forth by the West Kits Residents Association: 1. It is totally out of context with the surrounding neighbourhood. The closest tallest building is a 12 storey high rise at Fourth Ave. The proposed building is much higher, equivalent to a 17 storey building. Overshadowing, particularly between September 21 and March 21 will leave the apartment buildings on Eighth Ave. to the north is significant shadow for most of the day. It does not relate to the residential area to the west nor to the four and six storey apartments along Broadway to the east. It violates MIRHPP rules which state that it needs to fit into the context of the neighbourhood. 2. It does not follow the rules of the MIRHPP programme regarding height. The rules state that for RS1 (Part of the site) height should not be more than 6 storeys. For C2 areas, height should not be more than 14 storeys. Because the developer has asked for double storey commercial spaces, the height of over 172 feet is equivalent to a 17 storey building. There is no need for a double storey commercial mezzanine in this location. 3. The developer, Westbank, will not contribute any Development Cost Levies or Community Amenity Contributions beyond the rental housing itself. No money for day care or other cultural space. He will also receive a waiver of the Development Cost Levies normally required. This is \$3,139,276 that normally covers the costs associated with the construction such as sewers and water. These costs will have to be paid by the City at large (Read Us!) in a time of budget crisis. If the public is to cover these costs, there needs to be transparency as to the land value gains being made and the public subsidy. 4. This building will set a precedent for other development in the area, just as the 12 storey building at Fourth is being used in this case to justify these higher heights. It is premature to pre-judge the outcome of the Jericho lands planning process and the possible construction of a subway. New precedents should not be set based on assumptions about the future before the planning processes are completed. 5. The design of the building is massive, oppressive, and over-bearing. The over-hanging block at floors 9 to 11 appears to hang over the street. The use of concrete along the balconies maximizes the apparent bulk and mass even more. It overwhelm the neighbourhood.	Doug Lyons			Unknown	No web attachments.
10/21/2020	13:26	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	Attention please: Do NOT REZONE 3701 - 3743 West 4th Avenue! I, my family and neighbours, oppose the proposal for a 14 storey building at 3700 West 4th Avenue. I never would have bought my co-op apartment, 8 years ago, had I known, that a 14 storey building would overshadow my 3 level apartment building, on West 4th Avenue. I need as much daylight as possible for my Seasonal Affective Disorder and depression. My mental health will suffer with encroachment of a high building, blocking out the daylight, with a tall building looming over me. I am feeling stressed and anxious about this proposed rezoning across the street from me. I feel duped that developers are calling all the shots in Vancouver! I am opposed to the 14 storey building . Please vote against the rezoning which makes way for developers taking over tthe livability of my residential neighbourhood. Thank you.	Michael Vint			Unknown	No web attachments.
10/21/2020	13:28	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	Dear Council Re: CD-1 Rezoning: 3701-3743 West Broadway at Alma St. I oppose this proposed rezoning application for a 14 storey tower. The current rezoning application of 172 ft., 14 storeys, and 5.3 FSR is not appropriate for this site. Instead, the previous 2015 rezoning application (that is now on hold) for 100 % secured rental housing in a 6 storey building on this site should be reconsidered. doesn't meet MIRHPP requirements for neighbourhood context or policy direction; ' grossly oversized building form that is too large in height and FSR; ' 161 is too many units without enough parking at only 27 spaces; ' in conflict with the West Point Grey Community Vision; ' sets a huge precedent while other adjacent planning is in process such as the Jericho Lands and during the Interim Rezoning Policy for WPG and Kitsilano; ' no meaningful public consultation on a major precedent for the area of WPG and Kitsilano; ' public feedback not reflected in only minor revisions; ' the previous [wpgra.us18.list-manage.com]6 storey rental application [wpgra.us18.list-manage.com] was a better fit for the site and neighbourhood; ' the developer makes windfall profits on 14 storeys that is not justified or appropriate. Thank you for your consideration.	Beryl Woodrow			Unknown	No web attachments.

7. CD-1 REZONING: 3701 – 3743 West Broadway

10/21/2020	13:36	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	Dear Councillors Please reject the proposed building planned for this site. It is a way too high and ugly for this important corner. It does not fit in with the neighbourhood plan. Also, parking spaces is a real problem for the project. I live in an apartment block a couple of blocks away and we have a wait list for parking in the back of our residence. There will be an awful lot of extra street parking needed for this project. not a great idea. Not everyone rides a bike or takes a bus, especially trying to bring home groceries from supermarkets a distance from here. This project needs more work by the planners and architects. Please reduce the size of the project at least. Thank you for your consideration.	Glenn Schultz		s.22(1) Personal and Confidential	Unknown	No web attachments.
10/21/2020	13:37	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	Hello, Re: CD-1 Rezoning: 3701-3743 West Broadway at Alma St. I oppose this proposed rezoning application for a 14 storey tower. The current rezoning application of 172 ft., 14 storeys, and 5.3 FSR is not appropriate for this site. Instead, the previous 2015 rezoning application (that is now on hold) for 100 % secured rental housing in a 6 storey building on this site should be reconsidered.	Pam Farish			Unknown	No web attachments.
10/21/2020	13:38	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	We are opposed to this MIRHPP project. Please say No to the current proposal for a tower at Alma and Broadway. Do not approve a tower for this site and instead keep development within human scale, below the tree canopy and within the character of the existing local community. This commercial mixed-use site should remain within existing zoning of 4 storeys, or at the most, not go higher than 6 storeys.	Duncan McCrindell			Unknown	No web attachments.
10/21/2020	13:39	PH1 - 7. CD-1 REZONING: 3701 – 3743	Oppose	We are definitely opposed to the proposed 14 story building at Broadway and Alma. The six story building would be so much better.	Ken Bernard and Edith Bernard			Unknown	No web attachments.
10/21/2020	15:00	PH1 - 7. CD-1 REZONING: 3701 – 3743	Oppose	Too much density given for net benefits and costs to the City. Does not fit in the neighborhood which take priority with neighborhood based planning.	william O'Brien			Kitsilano	No web attachments.
10/21/2020	16:31	PH1 - 7. CD-1 REZONING: 3701 – 3743	Oppose	The proposed 14-story building is so out of scale at this site. The previously-considered 6-story building is more appropriate.	Aiko Osugi			West Point Grey	No web attachments.
10/22/2020	07:21	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	Why is the City of Vancouver hell bent on rezoning areas that already have traffic problems before any kind of transit difficulties have been resolved. 14 stories is outrageous on this corner. I strongly oppose escalation of high rises in an area that already has difficult intersections. Alma and Broadway, 10th an Alma, and 4th and Alma are complicated (even as a mostly pedestrian).6 stories was probably tolerable. 14 are not	Christina Mallalue			Unknown	No web attachments.
10/22/2020	08:14	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I favour density even in neighbourhoods like WPG. I strongly urge you to approve a smaller building, in the interest of creating a neighbourhood I also find this design ugly. Gretchen Ingram	Gretchen Ingram			Unknown	No web attachments.
10/22/2020	10:47	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I oppose this proposed rezoning application for a 14 storey tower. The current rezoning application of 172 ft., 14 storeys, and 5.3 FSR is not appropriate for this site. Instead, the previous 2015 rezoning application (that is now on hold) for 100 % secured rental housing in a 6 storey building on this site should be reconsidered.	Pam Farish			West Point Grey	No web attachments.
10/22/2020	12:41	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	1. Project does not conform to City policy- contradicts MIRHPP guidelines 2. It is a serious case of over-building with impacts on existing renters, homeowners, and businesses 3. Public costs outweigh public benefits 4. There are 6 major C-2 sites in the immediate area that need planning - an area plan is needed now regardless of timing of future transit line 5. Spot rezonings damage neighbourhood trust/engagement in civic issues and undermine future planning 6. There are alternatives: Previous proposal for 99 units secured rental housing on this site has community support. Each of the six major C-2 sites at the intersections of Broadway and Alma and 10th and Alma can deliver a moderate amount of secured social housing at a scale compatible to the neighbourhood. An area plan is needed.	Christina DeMarco			West Point Grey	Appendix E
10/22/2020	12:54	PH1 - 7. CD-1 REZONING: 3701 – 3743	Oppose	1. Appalling! No community in such an unsuitable (for the neighbourhood) development. The one at Knight Road & Kingsway is called "The Fortress" by the local community. 2.Windowless rooms are an attack on safety and any sense of security! Not one on council would live in such a place.	Maggie Burtinshaw			Dunbar-Southlands	No web attachments.
10/22/2020	15:13	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	The creation of rental housing would be a benefit not only for future renters, but for our struggling commercial areas. This application, however, is overwhelming - out of scale and out of character for its site. The requested increases in FSR (more than double that permitted under C-2) and in height (almost 4 times greater than that permitted under C-2) do not merit the public benefit (32 units moderate income rental and 129 units market rental). The 2015 rezoning application for 6 storeys and 100% secured rental would be a much better response.	Jeanette Hlavach			West Point Grey	No web attachments.
10/22/2020	16:21	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	Dear Council Members, We oppose the proposed zoning application for a tower at West Broadway and Alma. The proposed building is an ugly monstrosity that sets a bad precedent. It does not fit in with the other buildings in the neighbourhood. It conflicts with the West Point Grey community vision. Are you going to ignore the input of the people who live in the area' The current application proposes 161 units with only 27 parking spaces. More people have cars now than previously. Where will they park' The previous six-story rental proposal was a much better fit for the neighbourhood. Yours truly, Shirley Irvine Frederick Irvine	Shirley Irvine			Unknown	No web attachments.
10/22/2020	16:29	PH1 - 7. CD-1 REZONING: 3701 – 3743	Oppose	Attached.	Joan Jaccard			Unknown	Appendix F
10/22/2020	18:26	PH1 - 7. CD-1 REZONING:	Oppose	Please see my comments in the attached PDF document.	Roberta Olenick		West Point Grey	Appendix G	

October 13, 2020

Dear Mayor & Council:

Public Hearing on the Alma Tower

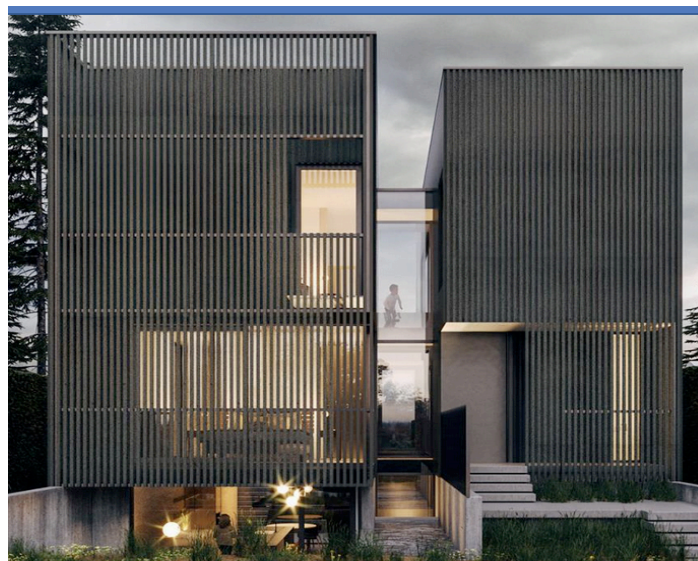
I am writing to strongly oppose the proposed 14 (really 17) storey tower at Broadway and Alma. Under the Moderate Income Rental Program, Westbank is exempt from paying both DCL and CAC contributions, meaning the City will forego millions of dollars in revenue. This revenue could otherwise pay for community amenities such as schools, parks, libraries, childcare, and other infrastructure that such an increase in density would require.

The project developers held minimal public consultation and there was only one open house. Despite this, the City received 369 comments and a petition for “No Tower @Alma and Broadway,” with over 3,000 signatures.

Public opposition is based on several aspects of the proposal:

- a 5.27 FSR (or 5.34) is far in excess of any building in the surrounding area.
- The project would have a negative impact on the livability of the mainly low-rise adjacent neighbourhoods
- it is entirely out of character with the adjacent neighbourhoods
- 14 storeys it is an absurd leap in height from existing zoning of four storeys, or a maximum of six storeys for 100% rental
- insufficient parking would create excessive pressure on surrounding streets
- it would undermine affordability by grossly increasing local land values.

Last but not least, the design is just plain ugly and will create an eyesore at a prime corner. Another example of Leckie Architects work is an extremely neighbourhood-unfriendly house under construction on W. 14th Ave east of Trafalger that is along the brutalist, nose-thumbing lines of the image below.



If the point is to show contempt for the traditional character of housing in a neighbourhood, Leckie Architects seem to be the go-to designers.

However, they are also capable of delightful, neighbourhood-friendly designs as shown in their design for Missing Middle competition in Edmonton. Leckie Architecture was given the people's choice award to the design below:



If Westbank had commissioned something along these lines, rather than attempting to max out profits at the expense of neighbourhood context, there would not be a 3000 name petition against it. Westbank is in a fight for ugly but it is difficult to understand why they would purposely create opposition.

I urge Council not to approve this development but advise Westbank to re-submit its 2015 rezoning application for 100% secured rental housing in a six-storey building. Further, I urge Council to re-consider the Moderate Income Rental Program's goals, costs & benefits.

Yours truly,
Marion Lea Jamieson

Tower at Alma and Broadway

Dear Mayor and Council:

I, along with thousands of other concerned residents, have already written to you to voice my objection to the tower that is being proposed for the corner of Alma and Broadway. However, with the City recently approving the project for a public hearing it appears that nobody is listening. Hence, I find myself writing again to object to this proposal. There are so many things wrong with this project that it is hard to know where to start, but in no particular order here is what concerns me:

- This proposed structure does not meet Moderate Income Rental Housing Pilot Program requirements for neighborhood context or policy direction;
- The building is grossly oversized relative to surrounding structures; it will loom over the entire neighborhood, block light for surrounding lots, and obstruct views and site lines from many blocks away
- The demolition and construction of a 175 ft tower will have a big environmental footprint as will the building itself, rendering many of the city's green objectives useless and hypocritical.
- With 161 units and only 27 parking spaces it will create a parking nightmare;
- Combined with the development of the Jericho Lands it will lead to an exponential increase in congestion and density at a time when we are trying to manage a current pandemic and learn valuable lessons so we are prepared for the next one;
- The building is downright ugly, unsightly, and completely out of context with the surrounding neighborhood character;
- This directly violates the West Point Grey Community Vision;
- This sets a huge precedent for similarly unsightly and over-sized project anywhere a developer chooses
- The timing is reckless, obtuse, and completely out of line with market trends as the condo market has suddenly entered a dramatic and long overdue correction crazy with a flood of condo markets
- There has been no meaningful public consultation on this major precedent for the area of WPG and Kitsilano; the proposed "virtual"

hearings are a farce to democracy and an easy way for councilors to push their political agenda without proper accountability

- There has been loads of public feedback since word of this project was first released, almost none of which is reflected in the very minor revisions to-date;
- A previous six story version of this project was already approved by council and deemed an appropriate for the site and neighbourhood;
- The developer's profit on this project is sickening, especially in the context of the current economic environment
- The future of the Broadway LRT line that was an initial component of the plan for this structure is now highly uncertain
- The city has already approved an out-of-scale tower at Broadway and Birch as a test pilot and should, as such, measure the impact and unintended consequences of this development on the neighborhood before approving more such controversial buildings (isn't that the definition of a "pilot project?").

In summary, I am alarmed by the tone-deaf approach to this project that the city continues to demonstrate. Please do the right thing, listen to your constituents and restore the public's faith in our civic politicians by rejecting this proposal in its current form.

Sincerely,

Soizick Meister

Dear Councilors and city planners,

I, along with thousands of other concerned residents, have already written to you to voice my objection to the grossly out-of-size and unnecessary tower that is being proposed for the corner of Alma and Broadway. However, with the City recently approving the project for a public hearing—and with the city also recently approving a similarly out-of-scale tower on Broadway and Birch—it appears that nobody is listening. Hence I find myself writing again to object to this proposal. There are so many things wrong with this project that it is hard to know where to start, but in no particular order here is what concerns me:

- This proposed structure does not meet Moderate Income Rental Housing Pilot Program requirements for neighborhood context or policy direction;
- The building is grossly oversized relative to surrounding structures; it will loom over the entire neighborhood, block light for surrounding lots, and obstruct views and site lines from many blocks away
- The demolition and construction of a 175 ft tower will have a big environmental footprint as will the building itself, rendering many of the city's green objectives useless and hypocritical.
- With 161 units and only 27 parking spaces it will create a parking nightmare;
- Combined with the development of the Jericho Lands it will lead to an exponential increase in congestion and density at a time when we are trying to manage a current pandemic and learn valuable lessons so we are prepared for the next one;
- The building is downright ugly, unsightly, and completely out of context with the surrounding neighborhood character;
- This directly violates the West Point Grey Community Vision;
- This sets a huge precedent for similarly unsightly and over-sized project anywhere a developer chooses
- The timing is reckless, obtuse, and completely out of line with market trends as the condo market has suddenly entered a dramatic and long over-due correction crazy with a flood of condo markets: <https://www.cbc.ca/news/canada/british-columbia/bc-condo-market-pandemic-1.5740269> [cbc.ca]
- There has been no meaningful public consultation on this major precedent for the area of WPG and Kitsilano; the proposed “virtual” hearings are a farce to democracy and an easy way for councilors to push their political agenda without proper accountability
- There has been loads of public feedback since word of this project was first released, almost none of which is reflected in the very minor revisions to-date;
- A previous six story version of this project was already approved by council and deemed an appropriate for the site and neighbourhood;
- The developer's profit on this project is sickening, especially in the context of the current economic environment

- The future of the Broadway LRT line that was an initial component of the plan for this structure is now highly uncertain
- The city has already approved an out-of-scale tower at Broadway and Birch as a test pilot and should, as such, measure the impact and unintended consequences of this development on the neighbourhood before approving more such controversial buildings (isn't that the definition of a "pilot project?").

In summary, I am alarmed by the tone-deaf approach to this project that the city continues to demonstrate. Please do the right thing, listen to your constituents and restore the public's faith in our civic politicians by rejecting this proposal in its current form.

Ben Cherniavsky

Alma and Broadway Tower: Public Hearing October 27.

The rezoning for 172 foot high tower proposed for the northwest corner of Broadway and Alma will be going to Public Hearing on October 27, 6 pm. Letters to council can be sent until October 26.

The rezoning is a resubmission after strong opposition to an earlier design forced a rethink. Unfortunately, while the orange fins of the original are gone, the mass and height is almost exactly the same and the fins have been replaced by concrete.

This proposal is another MIRHPP (like 1805 Larch St and the 28 storey development recently approved at the old Denny's site on Broadway) and will have 20% of the units rented at below market rates for people earning between \$30,000 (allows rental of a studio) up to \$80,000 (for a three bedroom). The majority of the units (80%) will be market rentals and unaffordable to the many Vancouverites.

We are opposed to this rezoning because:

1. It is totally out of context with the surrounding neighbourhood. The closest tallest building is a 12 storey high rise at Fourth Ave. The proposed building is much higher, equivalent to a 17 storey building. Overshadowing, particularly between September 21 and March 21 will leave the apartment buildings on Eighth Ave. to the north in significant shadow for most of the day. It does not relate to the residential area to the west nor to the four and six storey apartments along Broadway to the east. It violates MIRHPP rules which state that it needs to fit into the context of the neighbourhood.

2. It does not follow the rules of the MIRHPP programme regarding height. The rules state that for RS1 (Part of the site) height should not be more than 6 storeys. For C2 areas, height should not be more than 14 storeys. Because the developer has asked for double storey commercial spaces, the height of over 172 feet is equivalent to a 17 storey building. There is no need for a double storey commercial mezzanine in this location.

3 The developer, Westbank, will not contribute any Development Cost Levies or Community Amenity Contributions beyond the rental housing itself. No money for day care or other cultural space. He will also receive a waiver of the Development Cost Levies normally required. This is \$3,139,276 that normally covers the costs associated with the construction such as sewers and water. These costs will have to be paid by the City at large (Read Us!) in a time of budget crisis. If the public is to cover these costs, there needs to be transparency as to the land value gains being made and the public subsidy.

4. This building will set a precedent for other development in the area, just as the 12 storey building at Fourth is being used in this case to justify these higher heights. It is premature to pre-judge the outcome of the Jericho lands planning process and the possible construction of a subway. New precedents should not be set based on assumptions about the future before the planning processes are completed.

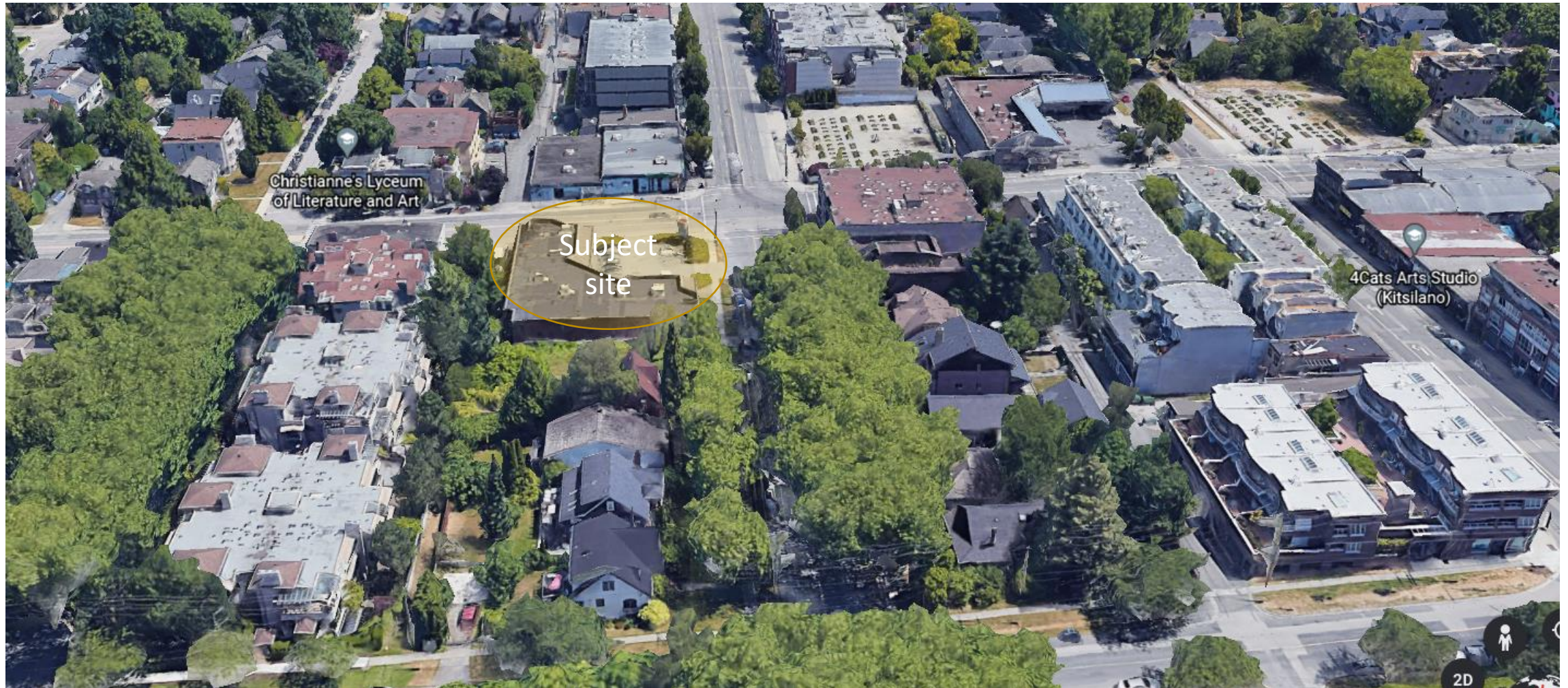
5. The design of the building is massive, oppressive, and over-bearing. The over-hanging block at floors 9 to 11 appears to hang over the street. The use of concrete along the balconies maximizes the apparent bulk and mass even more. It would overwhelm its neighbours.

We do support a rezoning according to an earlier application for a 6 storey market rental building.

CD-1 Rezoning: 3701-3743 West Broadway Public Hearing: October 27, 2020

by Christina DeMarco, neighbourhood resident

APPENDIX E



CD-1 Rezoning: 3701-3743 West Broadway

Public Hearing: October 27, 2020

- 1) **What is being proposed?**
- 2) **Does proposed development follow the City's MIRHPP guidelines?**
- 3) **Area Plan is long overdue**
- 4) **What's wrong with the MIRHPP pilot idea?**
- 5) **6 reasons why this application should be turned down**
- 6) **What is the solution?**

What is being proposed? A building almost 4 times height and 64,300 sq ft larger than C2 zone permits

	Existing C2 Zone	Proposed Building
Maximum Height	45 feet	172.6 feet (almost 4 times allowable height)
No of storeys	4	14 (+ 10 storeys)
FSR	2.5 FSR	5.27 FSR (bonus density of 64,300 square feet)
Public Benefit		32 units of secured moderate income rental units with a total area of 22,400 square feet, 129 units of secured market rental

Note to Table: Part of the proposed site is RS-1 with a density of 0.7 FSR. For simplicity, these calculations assume the whole site is C2 so bonus density is actually greater than shown.

Figure 4 – Comparison of Proposed Development and C-2 Building Envelope

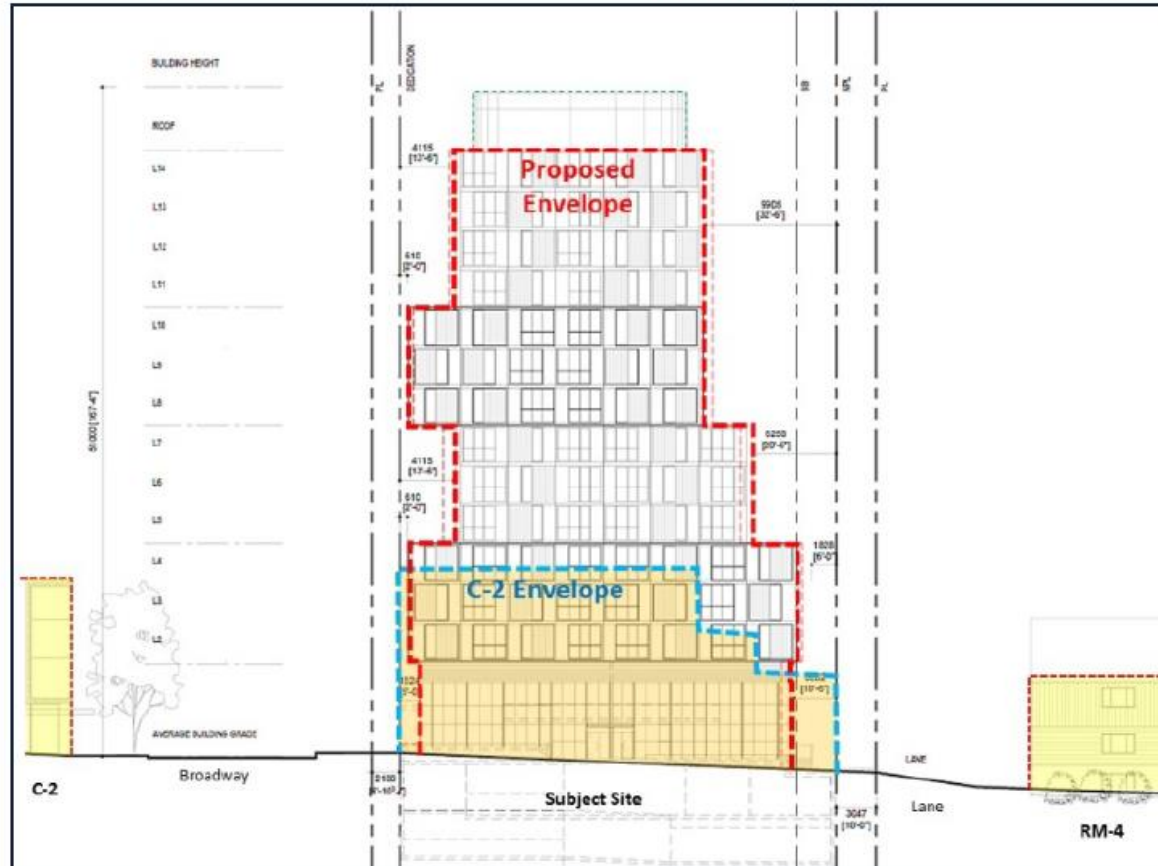


Figure 4 shows the proposed Alma Street elevation and compares a typical C-2 building profile (blue dotted line) to the proposed building envelope (red dotted line). For further context, the existing C-2 building across Broadway and the RM-4 building across the lane to the north, are shown.

Source: City Referral Report, page 9

MIRHPP Guidelines Not Followed



Rendered View along Broadway

Source: Westbank rezoning application: Broadway west of Alma is a residential street

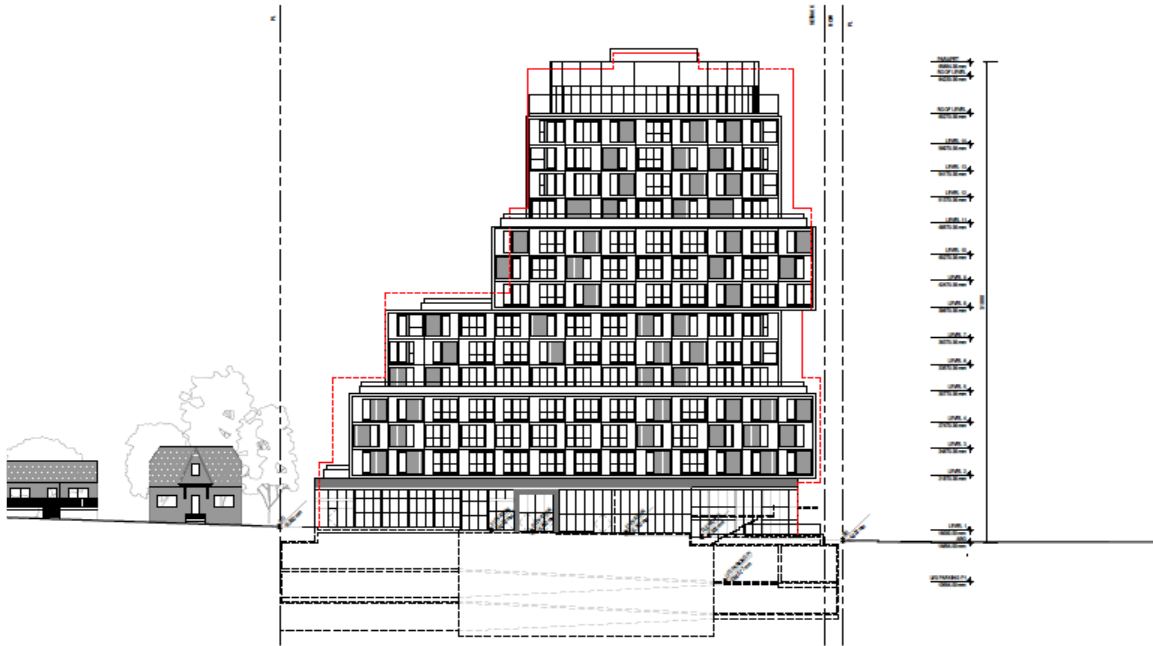
MIRHPP guidelines for additional height and density (3g) **state up to 14 storeys at the intersection of 2 arterials.**

Does this look like an arterial? It is not- West Broadway arterial terminates at Alma then arterial corridor jogs over to 10th Avenue.

The guideline of locations at the intersection of arterials is based on:

- a) Superior transit access which it has
- b) Two wide, busy streets creating a buffer from impact of density and shadowing- in this case south elevation is not on an arterial but a quiet, 2 lane residential street
- c) Continuity and presence of commercial areas- commercial areas do not extend to the west or north from the subject C-2 site

MIRHPP Guidelines Not Followed



South elevation on West Broadway residential street, west of Alma. Note: single detached homes to the west. Source: Westbank rezoning application, elevation is to scale.

MIRHPP guidelines state project **must consider and respect transitions to surrounding areas and homes and neighbourhood context is important**

- Badly out of scale in relation to all surrounding uses
- Serious shadow/overlooking impacts
- Proposal is almost 4 times the height of recently constructed buildings in C2 zone
- Referral Report cites the one example of a 1970s 12 storey building a couple of blocks north. That building is much lower density given very large gardens and recreation facilities surrounding it.

Area Planning Work Needs to be Done

- This is an important regional transit corridor and deserves planning attention now
- Referral report justifies massive density uplift on basis of potential future SkyTrain station- it is unprecedented to proceed with isolated projects before station plans are in place.
- Neighbourhood Plan promised from West Point Grey Community Vision in 2010 but not yet initiated
- There are 6 major C-2 sites in the immediate area that need comprehensive planning - a station area plan is needed now regardless of timing of future transit
- C-2 Secured Rental Policy not yet complete
- Area planning should take into consideration Jericho Lands process
- Area plan needs to identify opportunities for increased density and mix of housing types, market and non-market housing, location and amount of commercial space, public realm (including pleasant public spaces), repurposing of City land, location of services such as day care, improved transit stops and bike storage, efficient bus circulation etc.

Area Plan Long Overdue



The City of Vancouver's Regional Context Statement identifies Broadway/10th Avenue as a future Frequent Transit Development Area and states land use plans will be prepared for the entire corridor. It is already a frequent transit corridor and a station area and needs a plan now.

Why MIRHPPS are not really Pilot Projects

- *“The purpose of the pilot is to test the level of interest from the development industry and demonstrate financial and operational feasibility of these projects in different parts of the city, including the level of affordability which can be achieved.” (City Referral Report page 5)*

Response:

- An actual rezoning proposal/public hearing is not needed to demonstrate financial and operational feasibility or level of affordability- a developer’s pro forma is sufficient.

What is really being piloted?

1. How much bonus density can be loaded on the project and how upset will it make the neighbourhood bearing the negative externalities?
2. Trying to do city-building without current plans and with disregard to past plans, zoning schedules, and design guidelines.

6 reasons why this application should be turned down

1. Project does not conform to City policy- contradicts MIRHPP guidelines
2. It is a serious case of over-building with impacts on existing renters, homeowners, and businesses
3. Public costs outweigh public benefits
4. There are 6 major C-2 sites in the immediate area that need planning - an area plan is needed now regardless of timing of future transit line
5. Spot rezonings damage neighbourhood trust/engagement in civic issues and undermine future planning
6. There are alternatives: each major site can deliver a moderate amount of secured social housing at a scale compatible to the neighbourhood

What is the Solution?

- Invite Westbank to build their first rental housing rezoning proposal for this site (see next slide) of 99 secured market rental units, 59 are studio units which will attract lower rents.

(This hopefully will not interfere with most future planning options for the area. It also appears to conform to emerging C-2 Policy for 6 storey secured rental)

- Initiate an area plan now, with a neighbourhood engagement process and in the context of directions from Vancouver Plan



Reconsider this Previous 2015 Rezoning Application - 3701-3743 West Broadway (Alma St.)
Above previous 2015 rezoning application (currently on hold) of 6 storeys, 100% secured rental, should be reconsidered as a better fit for the site.

Prior rezoning application:

- 94 secured market rental units;
- 59 studios, 1 one-bedroom, 33 two-bedrooms, 1 three-bedroom
- 7,190 SF of retail space
- A total density of 3.15 FSR;
- A building height of 64 ft.; and
- 99 parking spaces.

From: Joan Jaccard
To: [Stewart, Kennedy](#); [Carr, Adriane](#); [De Genova, Melissa](#); [Dominato, Lisa](#); [Fry, Pete](#); [Hardwick, Colleen](#); [Kirby-Yung, Sarah](#); [Swanson, Jean](#); [Wiebe, Michael](#); [Bligh, Rebecca](#); [Boyle, Christine](#)
Subject: [EXT] Opposition to Rezone application for 3701-3743 West Broadway
Date: Thursday, October 22, 2020 4:06:40 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.

I am appalled that this proposal has gotten to this stage of development for multiple reasons, but as a design professional I can't understand that so-called professionals can put forth a second high rise building that is no improvement on the initial rusted fin design....this one blockier still, with huge visual impact on my neighbourhood's streetscape, of an ill conceived stack of blocks, each one teetering on the other. It has no design refinement or redeeming features.....looks like the quickest thrown together attempt. The design of the building is massive, oppressive and overbearing. It's just plain ugly.

That stated, the concept of a 17 storey height building at this location is totally inappropriate, and would be a blight on this neighbourhood, and for anyone passing through it. It is anything but neighbourly. Use some discretionary judgement on this site, and any others throughout the city and ask is this really a benefit to the community?!

The previous 6 storey rental application is an appropriate proposal for this site. It would complement the well designed 4 storey building at the south-west corner immediate opposite the proposal site. This is a very attractive built form and is what the city should be favouring for increasing density across the city. Keeping buildings to a human scale is what makes a city liveable. In our latitude and climate, sunlight is a major consideration and benefit, and should be a factor for all future development in Vancouver. I totally object to the canyon of high rises that seems to be the objective for the future development of West Broadway. We need to increase density, but not at all costs.

The era of 1970's revisioning of West Broadway's streetscape (which now needs upgrading with time), but that scale of the commercial strip of Broadway west of MacDonald is what gives that area it's street appeal and makes it a pleasant place to shop and be. Some sensitive four storey buildings have developed along Broadway, and I expect Council to continue this human scale of development. Who are we rebuilding this city for anyways....it's citizens....or its developers? Who are you as City Councilors serving?

I agree totally with arguments opposed to this rezoning proposal put forth by the West Point Grey Residents Association and the West Kitsilano Residents Association. These include: It is totally out of context with the surrounding neighbourhood. Shadowing is a major issue. It violates MIRHPP rules which state that it needs to fit into the context of the neighbourhood.

It does not follow the rules of the MIRHPP programme regarding height.

The developer, Westbank, will not contribute any Development Cost Levies or Community Amenity Contributions beyond the rental housing itself.....no day care or other cultural space. He will also receive a waiver of Development Cost Levies.....the City will be paying for city infrastructure.

The building will set a precedent. It is premature to prejudge the outcome of the Jericho lands

planning process and the possible construction of the proposed subway. (Transit options are another major issue that has not been given serious enough outside the box thinking.....improved transit infrastructure based on Vancouver's originally conceived grid transit system, that doesn't funnel extraordinarily excessive amounts of money and people into a single transit tube.)

I object to the basic tenets of the MIRHPP program that allocates only 20% of rental units at below market rates. The majority of the units remain unaffordable to those most in need of rental housing. We need to do better than this rate to provide housing to the diversity of people required to keep a city vital and accessible. For too long the form of high rise condo development has transformed our city (not necessarily to the most liveable form)....and has not provided the type of desired housing for young people, families and all those not extremely wealthy. Diversity of population is what makes a great city. Housing must be for people.....not investment!

I strongly am in favour of the City embracing and exploring multiple models of housing. I would expressly like to see the increase of density in our residential neighbourhoods by incentivising row housing, mews, some lovely examples of which exist in our city (8th Avenue west of Arbutus is one example). Sensitive spot rezonings, not mass zoning revisions that don't recognize or precede the advancement of a so-called Vancouver Plan. Where are our Planners??

This rezoning application must not be approved. Please consider the points made in this opposition.

Sincerely,

Joan Jaccard
s.22(1) Personal and
Confidential
Vancouver

Dear Mayor and Council,

I am STRONGLY OPPOSED to the MIRHPP tower CD-1 rezoning proposed for 3701-3743 West Broadway at Alma Street.

This 172-foot tall 14-story tower with 5.3 FSR taking up multiple lots substantially dwarfs everything else in the surrounding neighbourhood.

Given its excessive size, the tower proposed for Alma and Broadway totally violates MIRHPP requirements to transition effectively to the surrounding area (which includes primarily buildings of just two to four stories) and to fit with the neighbourhood context.

The token revisions made to the original plan to slightly increase setbacks and planting along the west side of the tower are touted in the September 1, 2020 referral report as easing the transition to the RS-1 residential portion of West Broadway immediately adjacent to this tower. But obviously, these miniscule “lipstick on a pig” tweaks do not even come close to providing a proper transition to the small houses next door as required under MIRHPP. There is just no disguising such a massive structure as something that will ever fit into this low density neighbourhood.

These miniscule “lipstick” tweaks are just one example of how the extensive public input already provided on this MIRHPP tower has been largely ignored in the revised version. The ugly fins may be gone and the height reduced by an insignificant measure, but for all intents and purposes this is the same objectionable project that garnered such substantial opposition previously.

Hello? Is anyone listening?

Apparently not!

So let me review again some of the many reasons why the rezoning application for this tower should unequivocally be denied.

Negative Impacts on Livability

1. This project is way too large and out of scale with the neighbourhood. MIRHPP requires that: “In single family and duplex areas, projects in areas with existing precedents for higher buildings will be considered more appropriate locations for additional height and density.” Alma and Broadway is not such an area with existing precedents and thus is not an appropriate site for this development. There is no place for a 14-story building (which with its over-height commercial level is actually equivalent in height to 17-stories) in this neighbourhood.
2. This project includes 161 units (too many) with just 27 parking spaces (too few). Sure, it is convenient for transit, and hopefully the new residents will use that as their primary means of transportation. But that does not mean that only 27 of them will own vehicles needed for situations when transit is insufficient (like going skiing, transporting bulky items, taking one kid to soccer practice and the other kid immediately afterward to piano lessons in the opposite end of town etc.). This ratio of units to parking is a recipe for street congestion in an area already suffering from that problem.

3. With its great height and width, this tower will intrude into and block popular public views of the ocean and mountains currently enjoyed from many surrounding streets.
4. Even without the hideous fins, this building with its boxy blocks of offset levels is still ugly and does not even remotely fit with the character of the neighbourhood.
5. This huge tower will cast long shadows over neighbouring residences.

Violations of Existing and Pending Plans and Protocols

1. This tower sets an unwelcome and dangerous precedent while a significant amount of adjacent planning is in process including the nearby Jericho Lands, and while the Interim Rezoning Policy for West Point Grey and Kitsilano is in place.
2. This tower conflicts with the West Point Grey Community Vision, approved by Council in 2010, that does not support tower developments.
3. No meaningful opportunities for public consultation have been provided on this precedent-setting project. Evidence for this includes the lack of substantive changes to the revised rezoning proposal in response to public comment as well as the fact that yet again the “public” hearing on this contentious project is being held virtually with all the limitations that entails.

Failure to Substantively Improve Affordable Housing Options

1. The limited number of “affordable” rental units provided by this tower is not worth the substantial concessions made to the developer. Saddling local residents with a huge and hideous tower so that the developer can make windfall profits on 14 stories is inappropriate and unjustifiable.
2. This project will effectively reduce affordability in the neighbourhood and displace local residents by increasing inflationary pressures on local land values. This would negatively impact nearby truly affordable existing rental properties.
3. The underlying rationale for MIRHPP projects like this one is faulty. The City has vastly inflated its projections for Vancouver’s housing needs. According to Stats Canada, Vancouver’s population growth has been approximately 1% per year = 5500 people. Housing needs at this growth rate are 25,000 units per decade, about one third of the City’s target of 72,000 units per decade. These are pre-Covid figures and housing demand here is likely to shrink post-Covid as more people work/study from home (and thus are not tied to living here in Vancouver) and more local small businesses close their doors.
4. The Alma and Broadway MIRHPP tower is at least in part predicated on construction of a subway to UBC that may never actually get built. Funding for this very costly subway is not in place, it is not a regional priority and remote learning and distancing requirements under Covid that will change transportation patterns all cast doubt on whether this subway has any real future.

5. Foisting excessively large MIRHPP projects on neighbourhoods throughout Vancouver where they are not welcome has repeatedly just sown dissension and controversy without contributing affordable housing that could not have more easily, more economically and less contentiously been provided by other means. We don't need yet another one of these MIRHPP monstrosities at Alma and Broadway.

6. The previous 2015 rezoning application for the Alma and Broadway site (currently on hold) is far more appropriate to the neighbourhood than the 172-foot MIRHPP tower and should be reconsidered. This 2015 plan provides 94 secured rental units with 99 parking spaces in a far more attractively designed building at a height of 64 foot and a density of 3.15 FSR.

For all these reasons, I urge Mayor and Council to deny this rezoning application.

Sincerely,
Roberta Olenick
Vancouver, BC

October 22, 2020

Dear Mayor Stewart and Councillors:

Re: Alma and Broadway Rezoning – Financial Analysis Shows Windfall Profits for Developer

I am writing to oppose the proposed rezoning of 3701 – 3703 West Broadway, which is coming forward under the Moderate Rental Income Housing Pilot Program (“MIRHPP”).

Overview

This MIRHPP project, as is typical of the MIRHP Program in general, delivers mainly expensive market rental suites (see **“Market Rents Upon Completion” below**) with only a few “moderately affordable” units. The program provides a significant subsidy (see **“Cost of MIRHPP Subsidies” below**) through the waiver of development fees (DCLs and CACs) for this project. In this instance the MIRHP Program is also being used to justify an huge density and height bonus, which creates an out-of-scale precedent for the surrounding area. The low cost base for land, which was acquired in 2011, means the developer gets “windfall” profits through the taxpayers’ subsidies (see **“Delivery of Low Cost Housing Projects” below**); that low cost base does not justify the project's large scale of 14 storeys, or the resultant run up in land values and development pressure in the surrounding area.

In addition, the staff-recommended parking relaxation of only 27 parking stalls being provided for 161 units – of which 80% are market rentals - is a further developer subsidy.

The original Rental 100 application for 6 storeys of 94 secured rentals with 99 parking spaces would still provide a large developer profit, without as much impact on unaffordability and displacement in the surrounding area.

Comments

The City has ambitious objectives to see “affordable” rental housing built. It is axiomatic that if you want rental housing to be affordable for a particular income range, the costs of the project have to be such that the property owner can earn an acceptable rate of return, based on “affordable” rents. That being the case, the lower the project cost, the better, from an housing affordability perspective.

The MIRHP Program delivers subsidized “affordable” suites, in limited quantities, in expensive secured market rental properties, but does not encourage the construction of “affordable” rental buildings that would help alleviate the City’s shortage of “affordable” housing. As currently structured, MIRHPP allows developers with lower costs bases to enjoy “windfall” profits through the taxpayers’ subsidies. The costs to the taxpayers of the subsidies provided to developers are not reflected, or included, in any financial statement of the City. These subsidies are entirely hidden from public scrutiny, other than when disclosed through a Public Hearing process.

The City is facing ongoing revenue challenges. A project such as this one, which confers substantial subsidies on the developer in return for limited benefits for the City, is simply not defensible. It is quite clear the cost of the MIRHP Program subsidies are such that the City simply can’t afford to either borrow or raise \$331,000,000 in taxes, to offset the foregone revenue, in order to achieve its target of constructing 4,000 developer-owned “affordable” units. The City would be far better off to take CACs

from developers and use same to buy land it can then lease at favourable rates to not-for-profits or co-ops, on the basis the buildings constructed will serve those seeking “affordable” rental housing.

Delivery of Low-Cost Housing Projects

It is widely agreed that the major barrier to the development of “affordable” rental housing is the high cost of land in Vancouver, yet the Moderate Income Housing Pilot Program does not adjust the subsidies to reflect the relative cost of the sites being developed, as shown below:

	Birch & Broadway			Alma & Broadway		
	16 Storey Rental 100	28 Storey MIRHPP	3600 East Hastings Street	3680 East Hastings Street	6 Storey Rental 100	14 Storey MIRHPPP
Site Area	18,762	18,762	10,715	13,948	23,234	23,234
FSR	7.07	10.5	7.1	6.9	3.15	5.34
Height	170.8 ft	278 ft	158.2 ft	164.4 ft	64 ft	172.6 ft
Proposed Use	153 Market Rental Units	195 Mkt Rental, 53 MIRHPP (22%)	75 Mkt Rental, 19 MIRHPP (20%)	94 Mkt Rental, 24 MIRHPP (20%)	94 Market Rental Units	129 Mkt Rental, 32 MIRHPP (20%)
Purchase Price	26,250,000	26,250,000	5,980,000	10,525,000	9,443,000	9,443,000
Purchase Date & Source	2016 - Colliers International	2016 - Colliers International	June 2017 - BC Assessment	Oct. 2017 - BC Assessment	2011 - Colliers International	2011 - Colliers International
Cost per Square foot	1,399	1,399	558	755	406	406
Buildable Feet	132,591	197,359	76,083	96,203	77,509	122,392
Land Cost per Buildable Foot	197.98	133.01	78.60	109.40	121.83	77.15
DCL Waived		4,779,133	1,839,714	2,314,614		3,139,882

The comparison between the Alma and Broadway project and Birch and Broadway site is striking: Alma and Broadway enjoys a cost advantage of \$55.86 per buildable foot, or \$6,836,000. Despite a significantly lower cost base, the City is giving the developer the same subsidy via DCL waivers that it gives a higher cost project. Jameson will do well financially with the Birch and Broadway project, while Westbank will make out like a bandit on the Alma and Broadway site, thanks to the taxpayers’ generous provision of subsidies.

The MIRHP Program is supposed to compensate the developer for the impact of 20% of floor space devoted to “affordable” housing. The subsidies and benefits being offered here are substantial: Not only are the DCLs of \$3,139,276 being waived, CACs are also waived and, in addition, the applicant also is seeking to construct 14 floors over the previously considered six floor project. Given the significant cost advantage this project holds over the Birch and Broadway site, it is incomprehensible that 14 floors, plus the subsidies, is required to offset the impact of the MIRHPP units.

No analysis has been provided by staff as to why the additional density is required, or why there is no land lift. Citizens are entitled to see this analysis, given the subsidies given to the developer are paid by the public through higher taxes, and the planning precedents set.

The table also demonstrates the MIRHP Program does nothing to address the real challenge of affordable housing – delivering a low-cost building - not just a limited number of subsidized suites - to the market.

The MIRHPP subsidy is available regardless of the actual cost of a project: Given the disparity noted above, one would expect that either: (1) Birch and Broadway would be disqualified because the land is very high cost, or (2) Alma and Broadway receives a lower subsidy given its much lower land cost, however this is not the case. This reinforces the fact that the MIRHPP does not require developers to deliver affordable housing at the lowest reasonable cost – which would in turn allow owners to charge lower rents and still earn a reasonable return on their investment. As currently structured, MIRHPP simply provides a subsidy, regardless of land cost, which ultimately benefits a limited number of tenants.

As noted previously, the developer is also applying to supply only 27 residential parking spaces for 161 residential suites (third parties estimate a parking stall costs \$50,000 - \$70,000 to build). While this may be permitted under the City’s By-laws, this represents a significant cost saving which falls straight to the developer’s bottom line. This is particularly galling given whatever public transit facilities that the developer would likely be using to justify the reduction in parking spaces have been paid for with public dollars, and the fact the developer is making no contribution, of any amount, towards any public infrastructure in this project.

Put simply, the optics are terrible.

Cost of MIRHPP Subsidies

Page 12 of the staff Referral Report dated September 1, 2020 noted that the City has set a goal for itself of having 4,000 developer-owned below market rental units constructed over the ten years ending in 2027. The table below shows what I believe are all the applications approved by the City to date under the MIRHP Program.

DCLs Waived		
Address	MIRHPP Units	Amount Waived
1805 Larch	13	1,264,918
3600 East Hastings	19	1,839,714
3680 East Hastings	24	2,314,614
1111 - 1123 Kingsway	24	2,351,851
2603 - 2655 Renfrew St	18	
1649 East Broadway	23	1,886,391
445 Kingsway & 2935 St. George St.	44	4,969,985
2538 Birch St	58	4,779,133
3701 - 3703 West Broadway	32	3,139,276
Totals	255	22,545,882
Average Subsidy/Unit		88,415.22

In order to meet the City’s objective of 4,000 units, a further 3,745 units must be constructed, and the total subsidy borne by the taxpayers of this City will be \$331,115,012, based on the average subsidy/unit. If Birch and Broadway is the “best” the City can get away with in terms of building height for MIRHPP

projects, it would require a further sixty-five buildings, each twenty-eight floors tall, to reach the 4,000 unit goal.

It is also worth noting that the MIRHPP program has cost the City in almost as much in the DCL waivers for these nine projects above, as staff reported were expended from 2010 – 2018 (\$24mm, ~\$8,800 per unit) in housing subsidies in its Housing report to Council last year.

Those reported costs of housing incentive programs does not include the cost of CAC waivers. I have reviewed referral reports going back three years and, while I don't guarantee I am 100% correct, I could not find a single instance where a developer seeking a rezoning to construct secured market rental housing was required to pay a CAC, which is unexpected, in my mind.

In point of fact, there was at least one instance where the staff recommended a CAC waiver on the premise the proponent was developing a secured market rental building with no controls on starting rents, on the basis of the Secured Housing Agreement proposed to be signed by the developer. In a subsequent application under the MIRHP Program, staff recommended the CAC waiver on the basis of the MIRHPP units and the Secured Housing Agreement. Given the stark differences in the proposed buildings, one would have expected that the first application should have paid CACs since the only benefit was a Secured Rental Housing Agreement.

I have spoken with both appraisers and the BC Assessment Authority, and asked if the Secured Housing Agreement the City requires developers sign impacts the valuation of the property.

The answer was no.

The only time a property value would be impacted is if there was a restriction on rents registered on title, such as the vacancy-controlled MIRHPP units. The assessed value of the property would be based on an adjusted valuation of those "affordable" units, plus the market value of the balance of the building.

As an editorial observation, the City's Policy on Community Amenity Contributions provides a broad overview of how CACs ought to be determined. However, the discussion is lacking in specificity with respect to a number of key inputs to the valuation process, any of which could have a material impact on the outcome.

Market Rents Upon Completion

Although not always commented on in these hearings, 80% of the units will be rented at market rates upon building completion. I was able to find a rental building which is just coming to market now, and then looked back to see what the reference rents were at the time of the Public Hearing in 2017. These are summarized below.

	2075 West 12th			
	2017 West DCL Max Rents	Asking Rents	Increase	2019 CMHC Westside
Studio	1,496	1,950	30.3%	1,804
1 Bedroom	1,922	2,175	13.2%	1,999
2 Bedroom	2,539	2,775	9.3%	3,059
3 Bedroom	3,333	3,625	8.8%	3,876

Given the current pandemic environment we are all living in, it is interesting to see the rents being achieved in a new building are still substantially above the maximum rents that would have been permitted had the project developer applied for a DCL waiver. The developer clearly made the right call in not seeking the DCL waiver in 2017.

More importantly, this table demonstrates another reality: Without any restrictions – as is the case with the current iteration of the MIRHP Program – developers will always charge what the market will bear. The rents sought on the project above are clearly affordable for only those in upper income brackets. There is nothing to stop that from happening at Alma and Broadway, and in the end, little is actually done to solve the housing affordability crisis through this project.

If approved, this project will inevitably drive up land values in the adjoining area, which will translate into higher rents and displacement in the market, as affordability will become a greater issue.

The above table also underscores one other matter that relates back to the previous discussion of CACs – one of the key assumptions driving CAC negotiations is around rental rates upon completion. The writer has passing familiarity with pro forma projections and would draw your attention to a comment made by Michael Geller on Twitter regarding proformas, which is relevant to this discussion:

I once told a judge as an expert witness in trial on what constitutes financial viability, don't look at proformas. Developers often prepare 4 for each project. 1 for themselves. 1 for the bank. 1 for the city & 1 for their partners!

Rental construction project pro formas received by banks are supported by arm's length appraisals, which include an analysis of projected rental income. This is a critical part of the assessment, as the rental stream is what facilitates the mortgage financing which repays the construction loan. Banks often back test the rents realized upon completion against the pro formas originally provided and, anecdotally I would say the experience is that the forecast rents can be aggressive, however they are generally attained. It would be instructive for the City to compare the pro forma it received from the developer to the pro forma provided to a bank for construction financing.

Summary and Recommendation

Given the limited number of “affordable” units MIRHPP produces, the provision of taxpayer subsidies without regard to the cost of a development, the overall cost of the MIRHP Program, the fact the rents for the remainder of the units constructed are well beyond any definition of “affordable” and will drive up rents in the adjoining area, I oppose this application. I urge you to vote against this rezoning.

Regards

Ian Crook

Rezoning Proposal for 3701-3743 West Broadway

Dear Mayor Stewart and Councillors,

The Upper Kitsilano Residents Association remains strongly opposed to this rezoning and development and we'd like to share our reasons why.

We have written to you previously with several concerns—the unsightly, heavy, oppressive design of the proposed tower that is completely out of context with the neighbourhood; the lack of community planning; inadequate parking; and the sheer enormity of the structure. In short, it doesn't belong here, and that is not to say no multi-unit rental housing would be appropriate for the site. But at 172.6 ft. high (although the City describes the mixed-use building as 14 storeys, 172.6 ft. is the equivalent of 17 storeys) and with an FSR of 5.27, this building is wildly out of scale for the surrounding RS-1, C-1, C-2 neighbourhood.

In recent years we have seen the character and history of our distinct neighbourhood slip away. Virtually every block has had at least one character home torn down in the last five to 10 years. Now neighbours worry that a tower of this girth and height will rob them of the area's human scale, and its long-held sense of community. The tradition of the area is of one- and two-storey homes with large trees in yards and streets lined with a canopy of trees lining both sides.

There are other ways to provide more housing that would make for a much better fit for our neighbourhood. The Grace Apartment block at 2468 Balaclava St. and West Broadway (above the Parthenon market) is one example. The Twenty on the Park townhouses at Alma and 12th Avenue is another great example of a development that respects its neighbours and the spirit of the neighbourhood.

Many of our members and those of our sister associations spoke out against the tower at the city-hosted open house in February, and the “No Tower at Alma & Broadway” petition has more than 3,000 signatures and continues to add names, which speaks volumes about the local opposition to this project.

Lured by city incentives, Westbank revised its 2015 six-storey plan to create a much larger structure under the problematic Middle Income Rental Housing Pilot Project (MIRHP). Yes, we will get 32 “affordable” units (for middle income earners, (not for young people or students in the area making minimum wage) out of the deal, and in return Westbank will avoid paying millions of dollars in CACs that would have otherwise paid for community amenities, added density, and waived parking.

In short, if this plan goes ahead, taxpayers will be left to foot the bill to cover the costs added by stress on local amenities. And despite its reputation for wealth, the neighbourhood is struggling. Walk along Broadway from the proposed site to MacDonald Street (and well beyond) and you will find dozens of closed storefronts. Some may survive the pandemic, but many more are on the verge of closing due to

high rent and astronomical property taxes. Most of these units—129—will be luxury suites with fabulous views which will raise the land value even higher. It's time the city re-thinks the MIRHP.

Clearly, this is not the time to be helping developers like Westbank. The project does not make financial sense, and the community is against it. That needs to count for something. We urge you to vote NO to this proposal and find a way forward that will help bring reasonably priced, reasonably sized rental housing to our neighbourhood.

Respectfully,
UKRA Directors