

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

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
10/23/2020	12:21	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	Dear Mayor and Council, I object to the proposed rezoning at the corner of Broadway and Alma. I consider the proposed design to be grossly oversized, and inappropriate for the neighborhood. This building is contrary to the considered concepts approved in the West Point Grey Vision Plan. I worry that this will set the wrong precedent, and will lead to the construction of more such unwarranted buildings in this neighborhood. I am fully in agreement with the letter on this subject from the West Point Grey Residents' Association, dated October 19, 2020. This letter covers many more aspects of this subject, and warrants your serious consideration. Thank you,	William Hall		s.22(1) Personal and Confidential	Unknown	No web attachments.
10/23/2020	13:13	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	agree with WPGRA letter	j myers			West Point Grey	No web attachments.
10/23/2020	14:18	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	RE: CD-1 Rezoning 3701-3743 West Broadway at Alma St. I am a resident of this community. I oppose this proposed rezoning application for a 14 storey tower. here are the reasons: 1. The current rezoning application of 172 ft., 14 storeys, and 5.3 FSR is not appropriate for this site. It doesn't meet MIRHPP requirements for neighbourhood context or policy direction. 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. 2. grossly oversized building form that is too large in height and FSR; 3. 161 is too many units without enough parking at only 27 spaces; 4.poor design that is out of context with neighbourhood character; 5.in conflict with the West Point Grey Community Vision; 6. no meaningful public consultation on a major precedent for the area of WPG and Kitsilano; 7. public feedback not reflected in only minor revisions; 8. the potential building would greatly affect the view of current residents from (but not limited to) the 3600 ' 3900 blocks on west 8th to 16th avenues. Meanwhile the developer makes windfall profits on 14 storeys, that is not justified or appropriate. I strongly request that you could vote against this rezoning application. Thank you and have a nice day! Alex han	alex han	myself		West Point Grey	No web attachments.
10/23/2020	14:23	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	RE: CD-1 Rezoning 3701-3743 West Broadway at Alma St. I am a resident of this community. I oppose this proposed rezoning application for a 14 storey tower. here are the reasons: 1. The current rezoning application of 172 ft., 14 storeys, and 5.3 FSR is not appropriate for this site. It doesn't meet MIRHPP requirements for neighbourhood context or policy direction. 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. 2. grossly oversized building form that is too large in height and FSR; 3. 161 is too many units without enough parking at only 27 spaces; 4.poor design that is out of context with neighbourhood character; 5.in conflict with the West Point Grey Community Vision; 6. no meaningful public consultation on a major precedent for the area of WPG and Kitsilano; 7. public feedback not reflected in only minor revisions; 8. the potential building would greatly affect the view of current residents from (but not limited to) the 3600 ' 3900 blocks on west 8th to 16th avenues. Meanwhile the developer makes windfall profits on 14 storeys, that is not justified or appropriate. I strongly request that you could vote against this rezoning application. Thank you and have a nice day! Pamela Zhou	pamela zhou	myself		West Point Grey	No web attachments.
10/23/2020	14:44	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I am a resident of this community. I oppose this proposed rezoning application for a 14 storey tower. here are the reasons: 1. The current rezoning application of 172 ft., 14 storeys, and 5.3 FSR is not appropriate for this site. It doesn't meet MIRHPP requirements for neighbourhood context or policy direction. 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. 2. grossly oversized building form that is too large in height and FSR; 3. 161 is too many units without enough parking at only 27 spaces; 4.poor design that is out of context with neighbourhood character; 5.in conflict with the West Point Grey Community Vision; 6. no meaningful public consultation on a major precedent for the area of WPG and Kitsilano; 7. public feedback not reflected in only minor revisions; 8. the potential building would greatly affect the view of current residents from (but not limited to) the 3600 ' 3900 blocks on west 8th to 16th avenues. Meanwhile the developer makes windfall profits on 14 storeys, that is not justified or appropriate. I strongly request that you could vote against this rezoning application. Thank you and have a nice day!	Pamela Zhou &t;Pzhou7619@outlook.com&t;			Unknown	No web attachments.
10/23/2020	14:49	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	We object strongly to the proposed building for 3701 West Broadway. Quite apart from it being a hideous design and an eyesore that would better fit a MadMax movie, even if tastes run in that direction, the design, size and height do not in any way fit the neighborhood. The proposed height would make it by far the tallest building for some distance, and therefore visible, becoming an ugly inappropriate image for the whole area. A bizarre and out of place sore thumb. Not to mention the lack of available services. All well to say it is well placed for transit, but the planned extension of rail isn't due for a decade. And there are not sufficient amenities to support a building that size. And it is unnecessary. The large amount of land immediately to the west in Jericho will soon be developed into more appropriately sized housing. We have no objection to higher density with townhouses, laneways etc. But not this totally out of place oversized monstrosity. Seems to us that this is building housing units just for the sake of adding to the stock, with no consideration or appreciation for the existing style, character and population of the neighborhood.	Rick Coleman			Kitsilano	No web attachments.
10/23/2020	14:58	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I am a 20 year plus resident in Point Grey. I am opposed to the CD-1 Rezoning of 3701-3743 W Broadway at Alma St. for the following reasons: -The proposed tower will block public views of the ocean & north shore mountains. -There will be increased neighbourhood traffic and further strain on neighbourhood parking. -The increased density will require additional utility services which will be reflected in the area's property taxes. -This proposal does not conform to the city's Point Grey Community Vision of 2010.	ELIZABETH LEGGE			West Point Grey	No web attachments.
10/23/2020	15:37	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	See attachments Lets make this about our community and affordable housing, not money in the developers pockets I am shocked to hear that westbank (the same company that is looking to develop west broadway) is asking for revisions and increased height at oakridge because ' the financial underpinnings of the project have changed' My heart bleeds for them .. they are not making enough money , boohoo!	Ute russell			West Point Grey	Appendix A

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10/23/2020	17:16	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	Please see attached document for my comments.	Michael Savage		s.22(1) Personal and Confidential	Kitsilano	Appendix B
10/23/2020	18:02	PH1 - 7. CD-1 REZONING: 3701 –	Oppose	See attached document.	Albert Meister			Unknown	Appendix C
10/23/2020	18:37	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	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; 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.	Marion Jamieson			Kitsilano	No web attachments.
10/24/2020	02:57	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	This building is far too big and gives away far too much for the small number of added rental units about what is already proposed in 2015. One wonders why developers recently all over the city are scrapping old development requests, and putting in new ones at much greater height and size. Obviously they profit hugely from the land uplift. Its crazy that we allow big development companies to get richer, while giving them concessions they would not otherwise be entitled to.	M Brown			Grandview-Woodland	No web attachments.
10/24/2020	13:04	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	Hello, I understand the design for the development at West Broadway and Alma was amended to remove the orange colour but the design remains basically the same. It still does not fit in with the general streetscape of the area. If it was limited to 6 stories it would be acceptable, especially as the greenery continued to grow but at the present height I believe it does not fit in or add to the streetscape. Even at 6 stories it will cast a shadow that will take away the light from Broadway as it is not a particularly wide street. I understand attractiveness is in the eye of the beholder but as a long time resident those are my thoughts. I have attached a documents with some examples of attractive buildings in the area that are diverse enough to be interesting while keeping with the general feeling of the area.	Lesley Petts			Kitsilano	Appendix D
10/24/2020	21:22	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	Westbank is Westbank; goes in whatever community and looks for opportunities to profit. Their formula is to sell abroad to buyers who never set foot in Canada. Westbank has set up corporations in Singapore or HK and transfer buyer's funds from one corp to another-loophole. Does not care about local buyers. Looks at project called Butterfly sold \$2000+/sq ft. which Vancouverite never buy so expensive unit. In turn drives up price per sq ft in Kits and soon no one could afford anything. Council, allowing such development drive up prices and makes city unaffordable. Then you will be spending 5 years debating how could we make the city affordable. Also, process aka red tape to get anything started adds cost to a building therefore, costs more and people cannot afford because of YOUR decision you are about to make. Everything has a recourse and decisions and favours you did to Onni 5-10 years ago are affecting the real estate today. This and other decisions are the reasons. Wake up City councilors. I am not just a guy who has a voice over the keyboard-happy to tell you in person but, make you make it hard for citizens to express their opinion with short notices-weird times etc. All in purpose/games to discourage ppl to oppose or question your stupidity. Probably, already approved this project and this is just lip service because Westbank bribed you. I grew up in Eastern Europe under a communism regime and in my opinion you are worst then communists. Look yourself in a mirror and check your conscience. Look at the mess you brought this city in. Greg Robertson is better in retrospect.	M. Tudorie			Kitsilano	No web attachments.
10/25/2020	10:53	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	This new building is way too large for this neighbourhood. I would support something in the 5/6 floor range. I believe if this is approved it is the beginning of more high rises in this neighbourhood. The rents in this building will still be unaffordable to most people who may wish to rent in this area.	Barbara Bell			West Point Grey	No web attachments.
10/25/2020	12:59	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	West Point Grey Residents Association (WPGRA) is opposed to this MIRHPP project. We initiated a petition "No Tower @ Alma & Broadway". https://www.change.org/p/city-of-vancouver-officials-no-tower-alma-broadway-8a0720b9-c539-4a06-9f05-012b581f259d Currently, there are over 3400 signatures and this number continues to grow. This demonstrates there is significant opposition to this project that is within West Point Grey and on the border of Kitsilano so would set a huge precedent for both of these neighbourhoods. Please see the attached letter for more details regarding our concerns.	West Point Grey Residents Association	West Point Grey Residents Association (WPGRA)		West Point Grey	Appendix E
10/25/2020	14:29	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	This is a totally crazy idea. If approved it will begin the destruction the area.	dick Bradshaw	myself		West Point Grey	No web attachments.
10/25/2020	14:35	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I am writing again to indicate my strong opposition to the proposed rezoning and 14 story building at Alma and Broadway. This is my neighbourhood. This is where I live. I am happy to share it with others, but I am not willing to have people come in and destroy its character. If a 14 story building must be constructed, then build it alongside other 14 storey buildings. If the city is able to change zoning laws so readily, I would question why we have them in the first place. We picked this neighbourhood having checked the zoning restrictions.	Frances Herzer			West Point Grey	No web attachments.
10/25/2020	14:40	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	the proposed building is way too large there are too many units and not enough parking spaces (161 units and only 27 parking spaces it is in conflict with West Point Grey Community vision it sets a precedent while other planning is taking place actual public feedback is not reflected except in minor matters	Diane Rae			West Point Grey	No web attachments.
10/25/2020	14:48	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	City of Vancouver Council and Planning: 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 storey building now on hold on this site and the success of the 6 storey Parthenon building. Thank you, Myra Elson	myra elson			West Point Grey	No web attachments.

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10/25/2020	15:21	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	The size of this proposed building is way out of character for the area. A five or six story building should be the maximum.	Richard Kerekes	none	West Point Grey	No web attachments.
10/25/2020	16:04	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	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; 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.	Eva Oberle		Kitsilano	No web attachments.
10/25/2020	16:10	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I am opposed to this development because it destroys the character of the neighbourhood. Please, a six story building would be more appropriate.	Gabriel Jacob-Ferman		Kitsilano	No web attachments.
10/25/2020	16:10	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	A horrible precedent was created by allowing the denny development to be rezoned. The consequence of that decision is this attempt to steroid infuse this unwanted upzoning by framing it as a public service. If this one succeeds it will be part of the future developers' playbook to use development approval as a starting point for further negotiations about the same development . It is a horrible precedent and an unwanted project.	Robert Kasting	Self	Dunbar-Southlands	No web attachments.
10/25/2020	16:18	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	This poorly designed, oversized building is out of context with neighbourhood character. 161 is too many units without enough parking at only 27 spaces. The developer makes windfall profits on 14 storeys that is not justified or appropriate.	Mary Downe		Kitsilano	No web attachments.
10/25/2020	16:54	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	Not appropriate for the area and bad design No community involvement The previous 6 story Development for rentals was the A much better design and the maximum number of unit for the area zoning of the area Please reconsider	Marion Dixon		Unknown	No web attachments.
10/25/2020	17:11	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I'm a Vancouver resident OPPOSED on the grounds that the City does not correctly communicate with residents. MIRHPP developments change neighbourhoods forever. MIRHPP is incorrectly called a 'pilot project' when it should more accurately be called a 'prototype project.' (Def. 'prototype' = 'the first form of something new, made before it is produced in large quantities' - MacMillan) Clearly, the majority on Council intends to replicate MIRHPP in 'large quantities' -- as well as any other rezoning application that gives the merest whiff of a rental unit or two, no matter the dubious cost-benefit trade-offs. The City fails in its duty when its communications do not represent reality. The reality: ' Except for 4575 Granville, Council majority has approved every housing-related rezoning application that has a rental component. ' 'Neighbourhood fit' is determined by professional planners, not by neighbourhood residents. ' Building form is sanctioned by urban design professionals, not by residents (see recent approval of Drunken Leg-o Tower at the City's Gateway). ' So-called 'neighbourhood engagement' and 'neighbourhood consultation' have been shown to be essentially meaningless. Mayor & Council: Surprise us! Turn down this application. If it proceeds, the Mayor's promotional website might better be titled, 'Housing at All Costs!'	Kelly Talayco		Kensington-Cedar Cottage	No web attachments.
10/25/2020	17:54	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; building form that is too large in height and FSR; 161 is too many units without enough parking at only 27 spaces, more people have cars than that ratio; schools already over subscribed, 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.	Susan Tees	Self	West Point Grey	No web attachments.
10/25/2020	19:12	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I think the project is too high, lacks adequate parking and not in keeping with the neighbourhood. Please reject this proposal.	Arn Coleman	None	West Point Grey	No web attachments.
10/25/2020	19:26	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I strongly oppose this proposed rezoning application for a 14 story tower. The current rezoning application of 172 ft., 14 stories, 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-story building on this site should be reconsidered. The current one doesn't meet MIRHPP requirements for neighbourhood context or policy direction; ' It's a grossly oversized building that is too large in height and FSR; ' 161 is too many units without enough parking at only 27 spaces; ' This is a very poor design that is out of context with neighbourhood character; It is in conflict with the West Point Grey Community Vision; ' It sets a major precedent while other adjacent planning is still in process such as the Jericho Lands and is during the Interim Rezoning Policy for WPG and Kitsilano; ' There has been absolutely no meaningful public consultation on a major precedent for the area of WPG and Kitsilano; ' Public feedback is not reflected in only minor revisions; ' the previous 6 story rental application was a better fit for the site and neighbourhood; ' The developer makes windfall profits on 14 stories that is not justified or appropriate; Lastly, for the residents of such a structure it creates an emotional paradox of residents feeling lonely and crowded at the same time. It is a physical and psychological silo that is not conducive to community connection and go against the grain of what has made Vancouver a livable city. Substantial increases in densification to NOT require high-rises, as evidenced by many of the world's densest cities having uniform building heights of 3-7 stories.	Vicki Skye-May		West Point Grey	No web attachments.

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10/25/2020	21:50	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	Unsuitable for this neighbourhood b/c of height, high occupancy, design.	Dr Rosemary Cragg			est Point Grey	No web attachments.
10/25/2020	22:07	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	Re: CD-1 Rezoning: 3701-3743 West Broadway at Alma St. I oppose this proposed rezoning application for a 14 storey tower. 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 current proposal doesn't meet MIRHPP requirements for neighbourhood context or policy direction; The building is grossly oversized and is too large in height and FSR; 161 units with only 27 parking spaces is unrealistic The design is totally out of context with neighbourhood character and is in conflict with the West Point Grey Community Vision; MOST IMPORTANTLY, IT sets a huge precedent while planning is in process for other adjacent properties such as the Jericho Lands. There must be meaningful public consultation on this major precedent for the area of WPG and Kitsilano; 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.	Trish Keating			est Point Grey	No web attachments.
10/25/2020	23:00	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	With a proposed FSR 5.27 this MIRPP application is too dense and completely out of scale with the surrounding area for it to be approved. Although it may provide 20% of its units for moderate income earners it would have a devastating on those who already live in the area in terms of its size and scope. It would overshadow all the apartment dwellers who live one block over and it would block the water views of residents who paid millions of dollars for their properties who live south of the proposed structure. Parking is already problematic in this area. Offering 27 parking spaces for 161 units is simply not acceptable. Building this monstrosity would give Westbank windfall profits as the company would be exempt from paying millions in community benefit fees. The taxpayer would be on the hook for paying for the required infrastructure a building of this size would require. This proposal does not warrant the loss of monies the community would lose in community benefits. This would also create landfill in the surrounding area making it too expensive for current residents to remain in this area. The MIRPP originated with the now defunct Vision party. It is a serious problem when the planners who once worked with Vision continue to push the Vision agenda on the current council. What type of cost analysis are actually done on projects like this where the taxpayer loses and developers earn windfall profits. This is simply not acceptable. Would have no issue whatsoever with the six storey secure rental that was approved for this property awhile back.	Paolo Meret			nknown	No web attachments.
10/25/2020	23:01	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	With a proposed FSR 5.27 this MIRPP application is too dense and completely out of scale with the surrounding area for it to be approved. Although it may provide 20% of its units for moderate income earners it would have a devastating on those who already live in the area in terms of its size and scope. It would overshadow all the apartment dwellers who live one block over and It would block the water views of residents who paid millions of dollars for their properties who live south of the proposed structure. Parking is already problematic in this area. Offering 27 parking spaces for 161 units is simply not acceptable. Building this monstrosity would give Westbank windfall profits as the company would be exempt from paying millions in community benefit fees. The taxpayer would be on the hook for paying for the required infrastructure a building of this size would require. This proposal does not warrant the loss of monies the community would lose in community benefits. This would also create landfill in the surrounding area making it too expensive for current residents to remain in this area. The MIRPP originated with the now defunct Vision party. It is a serious problem when the planners who once worked with Vision continue to push the Vision agenda on the current council. What type of cost analysis are actually done on projects like this where the taxpayer loses and developers earn windfall profits. This is simply not acceptable. Would have no issue whatsoever with the six storey secure rental that was approved for this property awhile back.	Paolo Meret			nknown	No web attachments.
10/25/2020	23:01	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	With a proposed FSR 5.27 this MIRPP application is too dense and completely out of scale with the surrounding area for it to be approved. Although it may provide 20% of its units for moderate income earners it would have a devastating on those who already live in the area in terms of its size and scope. It would overshadow all the apartment dwellers who live one block over and It would block the water views of residents who paid millions of dollars for their properties who live south of the proposed structure. Parking is already problematic in this area. Offering 27 parking spaces for 161 units is simply not acceptable. Building this monstrosity would give Westbank windfall profits as the company would be exempt from paying millions in community benefit fees. The taxpayer would be on the hook for paying for the required infrastructure a building of this size would require. This proposal does not warrant the loss of monies the community would lose in community benefits. This would also create landfill in the surrounding area making it too expensive for current residents to remain in this area. The MIRPP originated with the now defunct Vision party. It is a serious problem when the planners who once worked with Vision continue to push the Vision agenda on the current council. What type of cost analysis are actually done on projects like this where the taxpayer loses and developers earn windfall profits. This is simply not acceptable. Would have no issue whatsoever with the six storey secure rental that was approved for this property awhile back.	Paolo Meret			nknown	No web attachments.
10/25/2020	23:11	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	Out of proportion with surrounding properties	Dr. Michael Woolnough			est Point Grey	No web attachments.

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10/26/2020	00:06	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	The proposed tower is too tall, too ugly and totally out of character for the area. It is grossly unprepared for car parking requirements. This proposal sets a precedent '12 stories good 18 stories better'. Nobody living in the area wants towers like this and the 30 story glass monoliths found along the skytrain, like Brentwood for example. West Vancouver should not devolve into an enclave of towers. This proposal is the first step.	Martin Rooney		West Point Grey	No web attachments.
10/26/2020	01:19	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I oppose this project as it is way out of proportion for the area, in its current form.	Roberta King		West Point Grey	No web attachments.
10/26/2020	06:29	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I oppose this proposed rezoning application. 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.	Karen Ann Mott	Myself	West Point Grey	No web attachments.
10/26/2020	06:50	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	Re: CD-1 Rezoning: 3701-3743 West Broadway at Alma St. I oppose this proposed rezoning application. 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. It doesn't meet MIRHPP requirements for neighbourhood context or policy direction. It's a grossly oversized building form that is too large in height and FSR. 161 is too many units without enough parking at only 27 spaces. This will put massive parking pressure on the neighbourhood, esp. since it's unlikely there will be a subway to this area in the next 10 - 20 years, if ever. It's a poor design that is out of context with neighbourhood character. It's in conflict with the West Point Grey Community Vision. It 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. There has been no meaningful public consultation on a major precedent for the area of WPG and Kitsilano. Public feedback has been 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, esp. since all development levies are being waived for no discernible reason. The "affordable" units aren't even really affordable.	P. Caraher		Kitsilano	No web attachments.
10/26/2020	07:03	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I do not support the application for CD-1 Rezoning: 3701-3743 West Broadway at Alma St. It does not offer enough parking (as this area sees huge increase in density this with jericho land development this site will have huge impact to residents inappropriate size for site and neighbourhood. Smaller previously approved 6 story building more appropriate for area	Lynda prince		West Point Grey	No web attachments.
10/26/2020	08:23	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	Re: CD-1 Rezoning: 3701-3743 West Broadway at Alma St. I oppose this proposed rezoning application. 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.	Joanne Ogilvie		Kitsilano	No web attachments.
10/26/2020	08:29	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	Re: CD-1 Rezoning: 3701-3743 West Broadway at Alma St. I oppose this proposed rezoning application. 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.	Leanne Anselmo		Jnknown	No web attachments.
10/26/2020	08:40	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	Re: CD-1 Rezoning: 3701-3743 West Broadway at Alma Street I oppose the CD-1 rezoning proposal to construct a 14+ storey tower on the northwest corner of Broadway and Alma for five reasons: 1. It does not meet a basic criterion for a 14 Storey MIRHPP 2. At 16 Storeys (14 + 2) the Proposal is Too Tall 3. The Proposal is Still Butt Ugly 4. This Proposal Asks Council to Give Up Too Much in return for Too Little 5. Other Factors	Ted Sebastian		West Point Grey	Appendix F
10/26/2020	09:08	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I oppose this proposed rezoning application for a 14 storey tower. It is well out of scale for that corner and this neighbourhood. 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. Thanks, Julie	Julie Scott-Ashe		West Point Grey	No web attachments.
10/26/2020	09:17	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	This building is an atrocity. The city doesn't need more micro apartments, it needs homes for families! We need 3 bedroom units that aren't 800sqft. We need rents in line with local incomes! We need MORE CO-OP HOUSING and less market rentals. Work with BC Housing instead to push more co-operatives. Make the conditions of this particular building 45% at below market (but ACTUALLY affordable!)	Kate wilson		Kitsilano	No web attachments.

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

10/26/2020	09:28	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I oppose this proposed rezoning application. 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.	Vicky Harris		Jnknown	No web attachments.
10/26/2020	09:44	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	Opposed. 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.	Andrew Webb		Kitsilano	No web attachments.
10/26/2020	09:51	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	As very close neighbours, we are opposed to the 14-storey development proposed for Broadway and Alma. This area has had a height restriction of 4 stories for decades and that is more in keeping with the neighbourhood. Many years ago the residents of Kitsilano and West Pt. Grey along with City Staff and Officials agreed that it is not desirable to have this neighbourhood look like the West-end. There are numerous areas where high-rises are appropriate and West Pt. Grey is not one of them. Furthermore, in the future, buildings that require elevators for access to the suites may not make desirable residences. Please maintain the current zoning which respects the character of this neighbourhood.	Wally Raepple		Jnknown	No web attachments.
10/26/2020	09:57	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	Did my error in suggesting you were going to consider the authorisation of the building of a 16 storey skyscraper at Alma and Broadway cause you all not to reply to me' Yes sorry my error, but I really don't want you to authorise a structure anywhere near that big, not 16 floors, not 14 floors. If you could just stick to what was agreed in the community plan after lots and lots of consultation that would suggest a local government listening to the citizens ideas and not ramming through a developer's dream. If you have a moment I'd also like to learn why you think it is a good idea to trample on the community vision that was developed painstakingly in the last couple of years.	ANDREW WHITAKER		Jnknown	No web attachments.
10/26/2020	10:23	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I strongly oppose the current proposed Rezoning of C-2 -3701 W. Broadway & RS-1 3743 West Broadway to CD-1. Zoning. The base zones of RS-1 and C-2 surrounding this proposal do not support the current design jump in massing and height. The referenced nearby '70's design towers in park like setting, the RS-1 typologies, the C-2's, and the newer 3 storey rentals just behind illustrate the character of the area. This proposal should be carefully considered for its fit with the future vision of C-2 Secured Rental zones. Please note double height ceilings are proposed for the commercial space. I am aware the C-2 Secured Rental zones are currently under referral back to staff for public consultation and approval by council. 'The project is future forward in that it considers the neighbourhood and the future Broadway skytrain line. ', so states the report. As previously discussed the form does not 'consider' the neighbourhood or the C-2 Secured Rental zoning future model. The needs of renters' The supply of unit types may not fulfill the dream to move from an 'older' to a new affordable larger unit within a building with amenities. Two third of the units are small bachelor or small one bedroom. There are only six 3 bed units. The shared areas on the top floor are very small for the building's population. As far as its fit with the Future Broadway skytrain line, the former submission of six stories does just that! The current proposal adds a rather grim bookend to what is a lovely, vibrant, charming C-2 stretch on West Broadway. If impact at the end of Broadway is desired then providing an appropriate art piece would be unforgettable. Think of the draw of other public art in our city. Meanwhile is there a need for MIRPHH if the developer is already receiving special considerations such as a possible 40% reduction in parking requirements if TDM plan met' The developer is relying on the kindness of neighbours! MIRPHH for only two ' three bedroom units, nine each two and one bedroom units, and twelve bachelors' Is this a good deal for the city, the current neighbourhood residents and shop owners, and those who may choose to live in a new dense building' This proposal does not fit the vision for C-2 Zones, does not fit the neighbourhood, does not provide sufficient in house amenities for its future residents. Support the former six storey application. Work to strengthen rent controls. Approve developments that make sense.	I. Sewerin		Kitsilano	No web attachments.
10/26/2020	10:31	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	The proposed structure is far too tall and too dense for this mostly single family residential neighbourhood. The design and exterior cladding are an eye sore (first proposal and 2nd proposal). The building should be max 6 stories and the architecture should be mindful of the architecture found in the neighbourhood.	Marci Bulietta	West Point Grey Association	West Point Grey	No web attachments.
10/26/2020	10:49	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	This proposed change , does not fit in with the neighborhood. It will stick out like a sore thumb.It will overpower the whole area and has no character.	Kostas Griatsiotis		Kitsilano	No web attachments.
10/26/2020	10:53	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	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.	Frank Heinzelmann	NA	West Point Grey	No web attachments.

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and Confidential

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

10/26/2020	11:04	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I oppose this rezoning and development application. Building of this 52meter high apartment will not only block all the ocean views from my house, causing drastic drop to my property value, but also will cause invasion of privacy of our neighborhood since all other buildings around the neighborhood are 3-4 storeyed. The privacy of the neighborhood should be respected. The only beneficial party would be the developer as it picks the best location to build the apartment, namely building for moderate-income family, but to my perspective, a new apartment with such high rise is very costly expensive, no moderate-income family would be able to afford one. The developer would raise the price to an affordable range to those families to earn the difference. At that time, not only will our houses be devalued hugely, but also moderate-income families wouldn't be able to afford and live here. There's no point of building such useless apartment. Neighborhood and community should share the views of the ocean and city, they are not the developer's own property.	Xin Su		West Point Grey	No web attachments.
10/26/2020	11:20	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	Building size is too dense for this location and height is far out of context with surrounding buildings in the neighbourhood. Insufficient parking allowed for number of units in the building. Previous (2015) application had a more suitable size of building for that location.	Robert J Leader		Dunbar-Southlands	No web attachments.
10/26/2020	11:24	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	This is a flagrant violation of community input. Stop this nonsense!!	Stuart Leslie	Local resident and member of DRA	Dunbar-Southlands	No web attachments.
10/26/2020	11:42	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	The proposed building is too high and out of character for the surrounding residential neighborhood, setting a precedent for similar heights in future.	Gayle Stoodley		West Point Grey	No web attachments.
10/26/2020	11:50	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I oppose this proposed rezoning application. The current rezoning application of 172 ft., 14 storeys, and 5.3 FSR is not appropriate for this site and the entire surrounding neighbourhood. 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.	Antoinette Giesen		Dunbar-Southlands	No web attachments.
10/26/2020	11:50	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	Dear Mayor and Councillors, Let's get off the wrong foot and onto requiring a much more appealing design, 6 stories ABSOLUTE MAXIMUM, and leave behind this tone-deaf 14-story concept. Generations will thank you. Sincerely Will Johnston Cel	will johnston		West Point Grey	No web attachments.
10/26/2020	12:00	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	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; 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.	Marjorie Schurman		Dunbar-Southlands	No web attachments.
10/26/2020	12:33	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	Having already written to you about the rezoning application at 3701-3743 West Broadway at Alma St, I am shocked to find out that this appalling rezoning application is still on the table. There are so many reasons why allowing this developer to alter neighbourhood plans is a terrible idea but I will emphasize the following ones: 1. I oppose this rezoning on the grounds of fiscal responsibility and environmental impact. I am a biologist, with specialization in modelling feedback systems. I am currently collaborating with economists to generate effective decision making in human organizations. The argument that this development is somehow a solution to the lack of affordable housing in Vancouver is hard to fathom, when taking into consideration the massive increase in rental housing on UBC's Point Grey campus, the Lelam Living urban village in Pacific Spirit Park under construction on Musqueam lands between UBC and the Golf Course, along with impending developments on Jericho Lands, and the MST Development Corporation's plans in their Burrard Bridge territory. Just because these developments are out of your control, or not part of your jurisdiction does not mean that they will not have direct impact on saturating the rental market, and rental affordability. Moreover, the impact of the Provincial Government's Vacant Property tax legislation is likely to continue to alleviate rental shortages. As my modelling experience indicates, a small increment can make the difference between a solution and a problem of oversupply. The Earth is facing huge challenges due to over use of resources. The building materials, the infrastructure, the added costs of congestion all fly in the face of sustainable development, particularly at a time of increasing uncertainty resulting from the pandemic, and the opportunities for people to work remotely. 2. I oppose this rezoning on the grounds of negative impact on health and well-being of residents. Desirable cities around the world set strict limits on residential housing for good reason. High density and affordable housing can be achieved with 4 to 6 storey walk-ups. The existing plan along the Broadway Corridor provides for such redevelopments. Such medium-rise rental space encourages the use of stairs, providing residents with good exercise, reducing energy demands, and eliminating the health risks associated with sharing the confined spaces of elevators. A building of this nature, totally out of scale with the surrounding neighbourhood, contributes nothing to encourage healthy living. In short, I see this as a seriously misguided response to a developer. You, as a city council have allowed this to get to this stage because you are neglecting to consider fiscal responsibility, sustainability principles, community concerns, and the health and well-being of Vancouver residents.	Geoffrey Wasteneys		West Point Grey	No web attachments.
10/26/2020	12:46	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	previously submitted	Susan Tha	nil	West Point Grey	No web attachments.
10/26/2020	12:52	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	The 14-story building is very out of scale in this particular area and will negatively impact the neighbourhood. The 6-story building previously considered is more appropriate.	Aiko Osugi		West Point Grey	No web attachments.
10/26/2020	12:59	PH1 - 7. CD-1 REZONING: 3701 –	Oppose	Please see attached. Thank you.	Albert Meister		Kitsilano	Appendix G

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

s.22(1) Personal and Confidential

10/26/2020	13:07	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	The design is butt-ugly and out of context with neighbourhood character. It is over-sized with horribly obvious exterior structure, and doesn't meet MIRHPP requirements for neighbourhood context or policy direction. Previous public feedback is not adequately addressed. The developer stands to make huge profits on the back of providing very nominal rental accommodation. I am all for more accommodation, but it MUST fit the character of the neighbourhood. It should not be that hard to accomplish both. Start again!	Melanie Henderson		Kitsilano	No web attachments.
10/26/2020	13:13	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I am opposed to the design of the proposed tower at Alma and Broadway. It is too tall, is visually disconcerting and not at all appropriate for the neighbourhood which is largely 2 or 3 storey buildings.	Nicholas Swindale		Dunbar-Southlands	No web attachments.
10/26/2020	13:16	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	A 14 storey building is too tall for this location, and the total floor space is way too much. go back to the 6 story proposal.	Edward Chessor	self	Dunbar-Southlands	No web attachments.
10/26/2020	13:29	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	At 172.6 feet in height, it is grossly oversized relative to surrounding structures. It will loom over the entire neighbourhood, block light for surrounding lots, and obstruct views and site lines from many blocks away; With 161 units and only 27 parking spaces it will create a parking nightmare in the surrounding areas. It is erroneous to believe that over 80% of residents in such an expensive tower will choose to not own a car. Even in the unlikely event that 40% of residents choose that option, that still leaves almost 70 residents parking on the streets in the surrounding areas each night; The developer proposes to reserve 20% of floor area (32 Units) for moderate income rental. This inherently means that the remaining 129 Units will necessarily be MORE expensive than they would otherwise have been, in order to subsidise the moderate-income units. The extreme height of the building with its extensive views, will no doubt also increase the prices for the upper units. Such a development is the antithesis of providing affordable housing in Vancouver; If this proposal is approved, there are other parcels of land in the immediate area that are just waiting to follow the same template as this proposal. Coupled with the imminent development of the Jericho Lands, the neighbourhood will become a concrete-and-glass ghetto in a very short time - the opposite of pleasant place to live; Combined with the development of the Jericho Lands it will lead to an exponential increase in congestion and crowding in the area; It does not meet Moderate Income Rental Housing Pilot Program requirements for neighbourhood context or policy direction; There has been no meaningful public consultation on this version of the major precedent for the area of WPG and Kitsilano. The proposed 'virtual' hearings are a farce to democracy and an easy way for councillors to push their political agenda without proper accountability; The Mayor's shenanigans at the comparable hearing for the 28 storey tower at Birch & W Broadway, where he delayed proceedings to effectively compel Cir Kirby-Yung to aid the 'Yes' vote. The fact that he did this against her express wishes, is appalling. I sincerely hope the Mayor does not attempt to pull a similar stunt again. There has been much public feedback since announcement of this proposal was first released, almost none of which is reflected in the very minor revisions to date; The previous six storey version of this project was already approved by council and deemed an appropriate development for the site and neighbourhood; The future of the Broadway Skytrain line, that was an initial component of the plan for this structure, is still highly uncertain; The city has recently approved an out-of-scale tower at Broadway and Birch as a test pilot. The impact and any unintended consequences of that development should be measured before approving more such controversial buildings;	Michael Graham		West Point Grey	No web attachments.
10/26/2020	13:38	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I am 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. This building is much higher with a height that is normally found in 17 storey buildings. Overshadowing 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. Yet the MIRHPP rules 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 an average 17 storey building. There is no need for a double storey commercial mezzanine in this location. The MIRHPP rules state that 14 storeys is allowed only on the intersection of two arterials. But Broadway west of Alma is not an arterial! 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 in a time of budget crisis. 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. 6. It is providing only 27 parking spaces for 161 rental units. While some reduction of par	Tom Harris		Kitsilano	No web attachments.

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

10/26/2020	13:43	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	<p>Oh my what are you doing 'City council Really and Ugly building. It does not fit into this area. We do not want to change our city like this. We should be able to have some input into what buildings and things go on in our city. I can think rents will be un affordable too. I grew up in this area and now I can not afford to even rent in the area due to the over priced price gauging. We should all be able find a home and area to belong. Who are you allowing to build this ' It is to big and to ugly. I am sure it is over prised too. Stop allowing these places to build and ruin our city. You do not have to let this happen STOP the building We should have rights as we all get taxed and pay your wages. Stop this now. These new buildings are poorly built and ugly. New building in Vancouver have cracks in walls. Membraines not put in right. Leaking water,Electrical not done well. gas lines leaking. That is only a few things that go wrong in new builds in Vancouver. I live in a new build with several of these issues. It is city wide. We do not need more. I might not live in Kits now but not because I do not want to. I want to live where I grew up. I can not afford to. We do not need more poorly built Apts This one does not meet the areas need or the design really does not do the area any good. We like what we have. How many people with jobs with families or single or older single people. can afford any of these new buildings ' No one I know and I worked in Kits for many years in a public school. We all need a home You are forgetting us ignoring us. Do not care about the people that helped build this area. Really give us some thing, Start thinking not just how much money you will get from this but how it effects the rest of us. Money seems to be the most important thing People should be</p>	Wendy Germaine		s.22(1) Personal and Confidential	Grandview-Woodland	No web attachments.
10/26/2020	14:24	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	<p>Please see attached letter which expresses our opposition to this item. Thanks, Larry A. Benge, Co-chair Dorothy Barkley, Co-chair Coalition of Vancouver Neighbourhoods</p>	Larry A. Benge	Coalition of Vancouver Neighbourhoods			nknown

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- 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!!!!!!!!!!!!

Ute and Brendan Russell



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Appendix A

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;
- 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



Appendix B

Dear Mayor, Councillors and city council staff,

I am writing to oppose the rezoning application at 3701-3743 West Broadway at Alma St.

I, along with many, many 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:

- At 172.6 feet in height, the building is grossly oversized relative to surrounding structures. It will loom over the entire neighbourhood, block light for surrounding lots, and obstruct views and site lines from many blocks away;
- The demolition and construction of a 172.6 ft tower will have a big environmental impact 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 in the surrounding areas. It is pure fantasy to believe that over 80% of residents in an expensive tower will choose to not own a car. Even in the unlikely event that 40% of residents choose that option, that still leaves almost 70 residents parking on the streets in the surrounding areas each night;
- This proposed structure does not meet Moderate Income Rental Housing Pilot Program requirements for neighbourhood context or policy direction;
- The developer proposes to reserve 20% of floor area (32 Units) for moderate income rental. What this inherently means is that the remaining 129 Units will necessarily be MORE expensive than they would have otherwise been, in order to subsidise the moderate income units. Given the extreme height of the building with its extensive views, this will no doubt also increase the prices for the higher units. Such a development is the antithesis of providing affordable housing in Vancouver;
- If this proposal is approved, there are other parcels of land in the immediate area that are just waiting to follow the same template as this proposal. Coupled with the imminent development of the Jericho Lands, the neighbourhood will become a concrete-and-glass ghetto in a very short time - the opposite of pleasant place to live;
- 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 neighbourhood 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 councillors to push their political agenda without proper accountability;
- The Mayor’s shenanigans at the comparable hearing for the 28 storey tower at Birch & W Broadway, where he delayed proceedings to effectively compel Clr Kirby-Yung to aid the “Yes” vote. The fact that he did this against her express wishes, is appalling. I sincerely hope the Mayor does not attempt to pull a similar stunt again.
- There has been much public feedback since announcement of this proposal was first released, almost none of which is reflected in the very minor revisions to date;
- A previous six storey version of this project was already approved by council and deemed an appropriate development 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 Skytrain 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.

I urge you to reject this proposal.

Mike Savage

Dear Mayor and Councillors:

Along with thousands of other concerned residents, I have written to you before 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. Therefore, I find myself writing again. I strongly oppose this proposed rezoning application for a 14 story tower at 3701-3743 West Broadway at Alma . There are so many things wrong with this project, some of my concerns are:

1. This proposed structure does not meet Moderate Income Rental Housing Pilot Program requirements for neighborhood context or policy direction; 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. The building is grossly oversized in height and FSR 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 building will forever destroy a neighborhood that is still intact;
3. 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.
4. 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;
5. With 161 units and only 27 parking spaces it will create a parking nightmare;
6. Poor design, ugly and tasteless, that is completely out of context with the neighborhood character;
7. 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;
8. The building is of poor design, downright ugly, tasteless, unsightly, and completely out of context with the surrounding neighborhood character;

9. 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 by local and foreign visitors to the area.
10. This building directly violates the West Point Grey Community Vision, approved by Council in 2010, that does not support tower developments;
11. This sets a huge precedent for similarly unsightly and over-sized projects anywhere a developer chooses;
12. 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. 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 will probably 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 will be forced to close (which btw is already the case.
13. There has been no meaningful public consultation on this major precedent for the area of WPG and Kitsilano. 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. The proposed "virtual" hearings are a farce to democracy and an easy way for councilors to push their political agenda without proper accountability;
14. 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;
15. The developer's profit on this project is sickening, especially in the context of the current economic environment;
16. The future of the Broadway LRT line that was an initial component of the plan for this structure is now highly uncertain. 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;
17. No meaningful opportunities for public consultation have been provided on this precedent-setting project.

18. 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?").

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 and reconsider the previous 2015 rezoning application (that is now on hold) for 100 % secured rental housing in a 6 storey building for this site.**

Sincerely,

Albert Meister
Vancouver

Opposition to proposed development at West Broadway and Alma

Following are some examples of what I believe to be attractive buildings in the area that are diverse enough to be interesting while keeping with the general heritage feeling of the area.







West Point Grey Residents Association
Info@wpgra.ca
www.wpgra.ca

Oct. 25, 2020

City of Vancouver

Dear Mayor Stewart and Council,

Re: CD-1 Rezoning: 3701-3743 West Broadway, at Alma St.

Report: https://council.vancouver.ca/20201006/documents/rr_5.pdf

MIRHPP By-law Policy: <https://bylaws.vancouver.ca/zoning/policy-rezoning-mirhpp.pdf>

West Point Grey Residents Association (WPGRA) is **opposed** to this MIRHPP project.

We initiated a **petition "No Tower @ Alma & Broadway"**.

<https://www.change.org/p/city-of-vancouver-officials-no-tower-alma-broadway-8a0720b9-c539-4a06-9f05-012b581f259d>

Currently, there are over **3400 signatures** and this number continues to grow. This demonstrates there is significant opposition to this project that is within West Point Grey and on the border of Kitsilano so would set a huge precedent for both of these neighbourhoods.

The petition says as follows:

This petition requests that the City of Vancouver does not approve a tower for this site and instead keeps 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 the 6 storeys as an incentive for 100% rentals that the developer originally proposed.

We are disappointed that none of the issues community feedback have raised have been addressed through the application process. The following is the feedback we provided, why we oppose this current application and would prefer the previous 6 storey 100% secured rental version for this site.

Generally, we think the current rezoning application of 172 ft., 14 storeys (effectively equivalent to 17 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.

As much as we have broader concerns about the Moderate Income Rental Housing Pilot Program (MIRHPP), the subject current application does not adhere to the fundamental requirements of the program as it stands.

We note that the above linked MIRHPP Policies includes requirements under section 3g. that must be met in order to get additional floor area and height, including urban design and policy requirements as follows:

Additional Considerations:

- *Projects must consider and respect transitions to surrounding areas and homes.*
- *Neighbourhood context is an important consideration. 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.*
- *Policy direction in plan areas must be respected (e.g. Marpole, DTES, West End, Grandview-Woodland, Joyce Station Area, Cambie Corridor, Oakridge Transit Centre, Broadway).*

It is our view that the subject rezoning application is at odds with these considerations as follows:

- ***Projects must consider and respect transitions to surrounding areas and homes.***

This application is located on C2 (Height stepped 15-45 ft., 1.75 FSR) and RS1 (Ht. 31-35 ft., 0.6-0.75 FSR) lots and is surrounded by these zones, as well as RM4 (Ht. Stepped 24-35 ft., 0.6-0.75 FSR) to the north.

CONCLUSION: It is physically impossible to reasonably transition from the proposed height of 172 ft. and 5.3 FSR to the surrounding areas and homes.

- ***Neighbourhood context is an important consideration. 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.***

The neighbourhood context as described in previous point is all low density of 0.6-1.75 FSR, 2 - 4 storeys, heights 31-45 ft. with single family, townhouse and low apartments.

The only exception, several blocks to the north and at a lower elevation, is a non-conforming building built in 1970 that predates current RM4 zoning. But, even at 12 storeys (110 ft / ~2.0 FSR) this prior departure from the broader pattern of human-scale development is considerably less intrusive than the subject proposed development.

CONCLUSION: The subject rezoning application for a tower of 172 ft., 5.3 FSR has clearly failed to give adequate consideration to neighbourhood context.

- ***Policy direction in plan areas must be respected (e.g. Marpole, DTES, West End, Grandview-Woodland, Joyce Station Area, Cambie Corridor, Oakridge Transit Centre, Broadway).***

This area comes under policy directions of the West Point Grey Community Vision that was established through a comprehensive planning process and approved by Council in 2010. It established that tower forms of development are not supported.

CONCLUSION: The application does not conform to policy directions for West Point Grey.

In view of foregoing departures from MIRHPP requirements, it is important to recall that a more modest six-storey (3.15 FSR) development was previously proposed for the subject site under the Affordable Housing Choices Interim Rezoning Policy, which like MIRHPP required (as one option) that 100% of residential floor space be secured rental housing for life of the building.

Reconsider Previous 2015 Rezoning Application for 6 storeys:

What's clear is that the previously proposed development, comprising 94 secured market rental units, makes a far better case for conformance with foregoing MIRHPP requirements, and illustrates the extent to which the current application is out of line, with resulting land lift that would be net counterproductive for preserving existing affordable rental stock in the surrounding area.

We also remain concerned that the current application is being justified based on expectations of an extended Broadway Subway to UBC – an expectation that now appears unlikely for the foreseeable future in the absence of funding, and with the Province, Metro Vancouver and TransLink signaling that a UBC extension is not a regional transportation priority.

In our view, the City should not proceed with the current proposal since it does not conform to the MIRHPP requirements and should instead encourage the applicant to revisit its prior six-storey proposal. Recent precedents along West Broadway (e.g. the Parthenon building at Balaclava Street) for secured rental developments are a good model for a neighbourly scale and design, with appropriate setbacks for wide sidewalks and outdoor seating.

Please see the attached Appendix for details and illustrations.

Yours truly,

West Point Grey Residents Association (WPGRA) Board of Directors

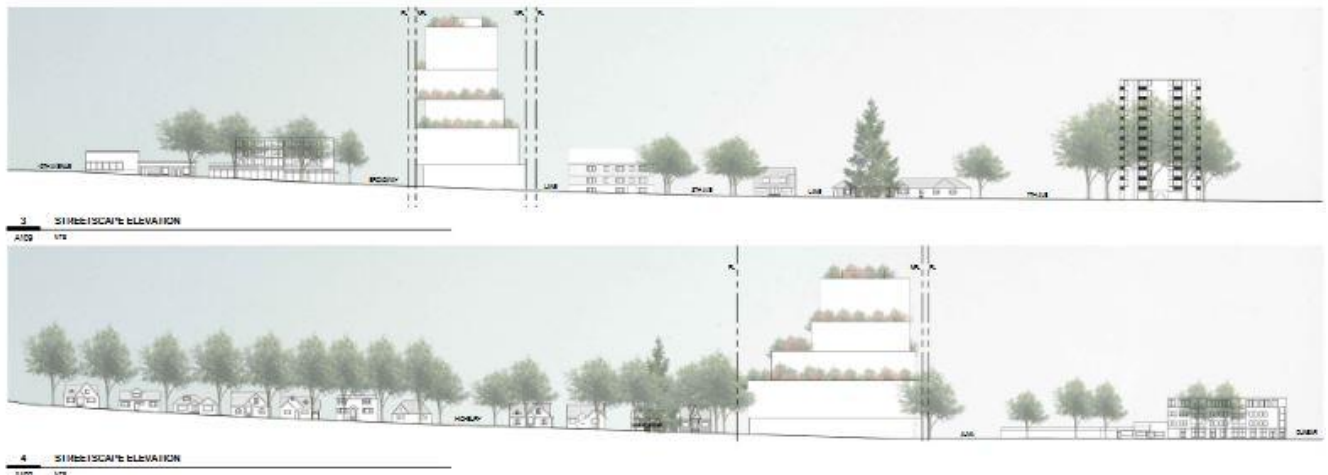
Reference Appendix

Rezoning Application - 3701-3743 West Broadway

<https://rezoning.vancouver.ca/applications/3701-3743wbroadway/index.htm>

The City has received an application to rezone 3701-3743 West Broadway from RS-1 (single family dwelling) and C-2 (Commercial District) to CD-1 (Comprehensive Development) to allow for the development of a 14-storey mixed-use building including:

- a total of 161 secured rental units (with 20% of the residential floor area assigned to moderate income households);
- commercial uses at grade;
- a total floor space ratio (FSR) of 5.27;
- a total floor area of 11,537.4 sq.m (124,187.5 sq.ft.);
- a maximum height of 52.61 m (172.6 ft.); and
- 53 underground parking stalls and 301 bike spaces.



Streetscape for current proposed rezoning that is out of scale with surrounding area.



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.

Example of New Precedent Model for Broadway:

3055-3095 W. Broadway (Balaclava St.) - Parthenon Building - 6 Storey 100% Rental



This is an example of a recently built 100% rental building of 6 storeys with appropriate scale and design that should be considered a model for Alma Street and West Broadway .

Re: CD-1 Rezoning: 3701-3743 West Broadway at Alma Street

I oppose the CD-1 rezoning proposal to construct a 14+ storey tower on the northwest corner of Broadway and Alma for five reasons:

1. It does not meet a basic criterion for a 14 Storey MIRHPP
2. At 16 Storeys (14 + 2) the Proposal is Too Tall
3. The Proposal is Still Butt Ugly
4. This Proposal Asks Council to Give Up Too Much in return for Too Little
5. Other Factors

Each reason is detailed below.

1. It does not meet a basic criterion for a 14 Storey MIRHPP

The Table on page 6 of the November 2019 MIRHPP Council report clearly shows that a project of "**up to 6 storeys**" will be considered on a C-2 site if the project provides 100% secured market rental housing. The same table indicates projects "**over 6 and up to 14 storeys**" which provide at least 20% of residential floor area as Moderate Income Rental Housing will be considered on C-2 sites at **arterial intersections**. Broadway west of Alma is a residential street. As a result, the site of this proposed CD-1 is at the intersection of an arterial and a residential street rather than the intersection of two arterials.

The distinction is significant because sites at arterial intersections will have high traffic volumes on two frontages offering good exposure for ground level retail uses. In addition, taller buildings on these sites will offer some relief from the sound impacts of stop and start traffic on two building faces to residents in units on higher levels. Finally, sites at the intersection of two arterials are likely to have adjacent commercial or mixed uses built to the property line and facing the street and lane. The proposed CD-1 site will offer very limited traffic exposure to retail facing Broadway, will have very limited traffic noise which might warrant increase height facing Broadway, and has adjacent residential uses which will face the negative externalities of shadowing and overlooking from a tall building.

2. At 16 Storeys (14 + 2) the Proposal is Too Tall

The Council report talks about a 14 storey building in the context of a 12 storey building within two blocks of the site. However, at ground level the proposal has double height retail with mezzanines which is counted as a single storey rather than two (see Figure 4 in the Council report which shows the 4 storey C-2 envelope only reaching marginally above the proposed second storey of residential use). With the additional 11 storeys of residential above the C-2 envelope, this is the equivalent of 15 storey building. In addition, there is amenity rooms and outdoor space on the roof which in Figure 4 looks like an additional floor making the building appear to be 16 storeys. This is more than 30% taller than the nearby 12 storey building.

There is a potential solution which could reduce the height of the building with only a smallish change in its residential floorspace. First, get rid of the double height retail which would reduce the building height to 15 storeys. Second, get rid of the retail use...there is no retail on the west side of Alma in the four blocks north of the site so removing retail from the site would not affect any retail continuity and, except for a tutoring service, the retail on the south side of Broadway faces Alma. From a pedestrian perspective

retail on the proposals corner is and always will be insignificant and unnecessary while adding successful new floorspace would further stress already struggling nearby areas. If the ground floor was converted from retail to residential use it would be possible to reduce the height by a further 2 – 3 storeys because the upper floor plate (4500 square feet) is substantially smaller than the ground floor floorplate (13,000 square feet).

3. The Proposal is Still Butt Ugly

The first proposal looked like a jail. This iteration looks like a very good Grade 3 class project. Such a prominent site requires a significantly improved design.

4. This Proposal Asks Council to Give Up Too Much in return for Too Little

The proposal is in an excellent location. There will be wonderful views from units above the tree line. As a result, the market units will command premium rents. Yet staff are recommending approval of more than **maximum** building height (14+ storeys when the policy is **up to** 14 storeys) and the **minimum** percentage of Moderate Income Rental Housing (**at least** 20%). Given this outstanding site and historic low interest rates it would seem that there should be a revised deal that would address more neighbourhood concerns while better meeting Councils goals.

Note that even the proposed unit mix is substantially different than Guidelines in the MIRHPP Council Report (page 3): Studio Units (Guideline -25%, Proposal – 38%), one bedrooms (Guideline – 40%, Proposal – 28%), two and three bedroom (Guideline – 35%, Proposal – 34%).

5. Other Factors

A significant factor behind support for this proposal seems to be the expectation that there will be a future rapid transit stop at Broadway and Alma. Last year this might have been a valid but long term consideration. Today senior governments are running up substantial unexpected deficits to address the needs generated by the pandemic. Meanwhile UBC is in session but conducting many courses with a significant online component. How this shakes out in terms of long term changes in transportation demand and the ability of governments to support major projects is an open question.

In any case, it is much more rational to delay significant land use change in station areas until a full route station area planning process is complete.

Thank you.

Ted Sebastian

s.22(1)

Personal and

Dear Mayor and Councillors:

Along with thousands of other concerned residents, I have written to you before 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. Therefore, I find myself writing again. I strongly oppose this proposed rezoning application for a 14 story tower at 3701-3743 West Broadway at Alma . There are so many things wrong with this project, some of my concerns are:

1. This proposed structure does not meet Moderate Income Rental Housing Pilot Program requirements for neighborhood context or policy direction; 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. The building is grossly oversized in height and FSR 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 building will forever destroy a neighborhood that is still intact;
3. 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.
4. 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;
5. With 161 units and only 27 parking spaces it will create a parking nightmare;
6. Poor design, ugly and tasteless, that is completely out of context with the neighborhood character;
7. 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;
8. The building is of poor design, downright ugly, tasteless, unsightly, and completely out of context with the surrounding neighborhood character;

9. 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 by local and foreign visitors to the area.
10. This building directly violates the West Point Grey Community Vision, approved by Council in 2010, that does not support tower developments;
11. This sets a huge precedent for similarly unsightly and over-sized projects anywhere a developer chooses;
12. 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. 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 will probably 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 will be forced to close (which btw is already the case.
13. There has been no meaningful public consultation on this major precedent for the area of WPG and Kitsilano. 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. The proposed "virtual" hearings are a farce to democracy and an easy way for councilors to push their political agenda without proper accountability;
14. 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;
15. The developer's profit on this project is sickening, especially in the context of the current economic environment;
16. The future of the Broadway LRT line that was an initial component of the plan for this structure is now highly uncertain. 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;
17. No meaningful opportunities for public consultation have been provided on this precedent-setting project.

18. 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?").

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 and reconsider the previous 2015 rezoning application (that is now on hold) for 100 % secured rental housing in a 6 storey building for this site.**

Sincerely,

Albert Meister
Vancouver



COALITION OF VANCOUVER NEIGHBOURHOODS

<http://coalitionvan.org>

October 26, 2020

City of Vancouver Council

Dear Mayor Kennedy Stewart, Councilors and Housing Staff,

Re: CD-1 Rezoning: 3701-3743 West Broadway, at Alma St. Public Hearing

Agenda: <https://council.vancouver.ca/20201027/phea20201027ag.htm>

Report: https://council.vancouver.ca/20201006/documents/rr_5.pdf

The Coalition of Vancouver Neighbourhoods (CVN) is **opposed** to the rezoning as proposed.

We urge you to listen to the affected neighbourhoods that are requesting this proposal not be approved and to allow for the applicant to instead bring forward [the previous 6 storey 100% rental rezoning application that is currently on hold](#).

This is the clear message coming from the affected residents associations who are members of our coalition: [West Point Grey Residents Association](#), West Kitsilano Residents Association, and the Upper Kitsilano Residents Association.

There also is a petition: [No Tower @ Alma & Broadway](#), that currently has **over 3500 supporters**, and continues to grow.

This shows broad community opposition to the current proposal and it is the Coalition of Vancouver Neighbourhoods policy to promote neighbourhood-based planning with support for the positions of the local communities.

Thank you,

Larry A. Benge, Co-chair

Dorothy Barkley, Co-chair

Coalition of Vancouver Neighbourhoods

Member Groups of the Coalition of Vancouver Neighbourhoods

Arbutus Ridge Community Association	Kits Point Residents Association
Arbutus Ridge/ Kerrisdale/ Shaughnessy Visions	Marpole Residents Coalition
Cedar Cottage Area Neighbours	NW Point Grey Home Owners Association
Downtown Eastside Neighbourhood Council	Oakridge Langara Area Residents
Dunbar Residents Association	Riley Park/South Cambie Visions
Fairview/South Granville Action Committee	Shaughnessy Heights Property Owners Assoc.
False Creek Residents Association	Strathcona Residents Association
Grandview Woodland Area Council	Upper Kitsilano Residents Association
Granville-Burrard Residents & Business Assoc.	West End Neighbours Society
Greater Yaletown Community Association	West Kitsilano Residents Association
Joyce Area Residents	West Point Grey Residents Association
Kitsilano-Arbutus Residents Association	