

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

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
10/26/2020	14:32	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Oppose	City of Vancouver Public Hearing for 3701-3743 W Broadway We at Mayfair House have followed with interest the rezoning application for 3701 - 3743 W Broadway. We occupy most of the block between 6th and 7th Avenues and Highbury and Alma Streets. Several of our residents have contacted the city personally on this matter. However we feel it our duty as a strata council to make our comments known. Firstly we support both the Kitsilano Residents Association and the West Point Grey Residents Association in their comments and submissions on the matter. However in addition to these, our residents have brought up the following points: Parking: The lack of parking places will most likely force residents to park in the nearby streets, creating congestion and more sounds of cars starting in the mornings. They don't buy the romantic idea that people will only use public transit ' especially after Covid. Traffic: Highbury is already a dangerous street for cyclists with too much traffic moving too quickly for the neighbourhood. Why this has been allowed to continue even in its present state is beyond us. Rental Supply Generally: How is it that we need so much rental supply with a massive 6000 unit complex planned at the south end of the Burrard Bridge' Planning Generally: Why does the City continue to allow out of context buildings in neighbourhoods where they are not in accordance with current plans' Sincerely Murray Hendren, President Mayfair House Strata Council	Murray Hendren	MURRAY HENDREN	s.22(1) Personal and Confidential	West Point Grey	No web attachments.
10/26/2020	14:34	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Oppose	Good afternoon. I have lived in West Point Grey for 15 years and have come to appreciate the friendly community of owners and renters. If not single family dwellings, buildings are low rise and in keeping with an overall style. There is respect for density and light, landscaping and safety - a wonderful neighbourhood. The proposed development, if the by-law is approved, will do nothing to enhance the area. The design has no reference to the street and the bulk of the building will have a negative light impact throughout the year on adjacent structures. How does this proposal fit into our neighbourhood plan' Who are the rental units designed for' Developer incentives for 32 moderate-income units come at too high a cost. Please consider turning down this rezoning application. Thank you.	Susan Burton	Susan Burton		West Point Grey	No web attachments.
10/26/2020	15:11	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Oppose	We at Mayfair House have followed with interest the rezoning application for 3701 - 3743 W Broadway. We occupy most of the block between 6th and 7th Avenues and Highbury and Alma Streets. Several of our residents have contacted the city personally on this matter. However we feel it our duty as a strata council to make our comments known. Firstly we support both the Kitsilano Residents Association and the West Point Grey Residents Association in their comments and submissions on the matter. However in addition to these, our residents have brought up the following points: Parking: The lack of parking places will most likely force residents to park in the nearby streets, creating congestion and more sounds of cars starting in the mornings. They don't buy the romantic idea that people will only use public transit ' especially after Covid. Traffic: Highbury is already a dangerous street for cyclists with too much traffic moving too quickly for the neighbourhood. Why this has been allowed to continue even in its present state is beyond us. Rental Supply Generally: How is it that we need so much rental supply with a massive 6000 unit complex planned at the south end of the Burrard Bridge' Planning Generally: Why does the City continue to allow out of context buildings in neighbourhoods where they are not in accordance with current plans' We therefore oppose the project as currently configured.	Murray Hendren	MURRAY HENDREN		Unknown	No web attachments.
10/26/2020	15:23	PH1 - 7. CD-1 REZONING: 3701 -	Oppose	Too big. Too ugly. Does not fit into surrounding neighbourhood. Does not follow MIRHPP guidelines. Westbank given a sweet deal, no contributions to development cost levies or community amenity contributions.	Carol smith	CAROL SMITH		Kitsilano	No web attachments.
10/26/2020	15:32	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.	Brian Bosworth	Brian Bosworth		West Point Grey	No web attachments.
10/26/2020	15:50	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Oppose	The proposed building is too high and does not suit the community. A six story building would be more appropriate on this corner. It's a money grab for the land owners and if there is no guarantee that units will not stand empty as so many of the houses in the area do, we have not created fair housing once again for young people starting out, older people downsizing and middle income people who want to work and live in the city. Think people, not dollars. Community is richer than tall, empty, overpriced buildings.	Nicki Stieda	Nicky Stieda		Unknown	No web attachments.
10/26/2020	16:19	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Oppose	Public Hearing for 3701-3743 W Broadway We at Mayfair House have followed with interest the rezoning application for 3701 - 3743 W Broadway. We occupy most of the block between 6th and 7th Avenues and Highbury and Alma Streets. Several of our residents have contacted the city personally on this matter. However we feel it our duty as a strata council to make our comments known. Firstly we support both the Kitsilano Residents Association and the West Point Grey Residents Association in their comments and submissions on the matter. However in addition to these, our residents have brought up the following points: Parking: The lack of parking places will most likely force residents to park in the nearby streets, creating congestion and more sounds of cars starting in the mornings. They don't buy the romantic idea that people will only use public transit ' especially after Covid. Traffic: Highbury is already a dangerous street for cyclists with too much traffic moving too quickly for the neighbourhood. Why this has been allowed to continue even in its present state is beyond us. Rental Supply Generally: How is it that we need so much rental supply with a massive 6000 unit complex planned at the south end of the Burrard Bridge' Planning Generally: Why does the City continue to allow out of context buildings in neighbourhoods where they are not in accordance with current plans' We therefore oppose the project as currently configured. Sincerely Murray Hendren, President Mayfair House Strata Council	Murray Hendren	MURRAY HENDREN		Unknown	No web attachments.
10/26/2020	16:29	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 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.	David Gibson	Mr David Gibson		Kitsilano	No web attachments.
10/26/2020	16:31	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Oppose	[EXT] CD-1 Rezoning: 3701-3743 West Broadway at Alma St Nigel Stoodley Today, 2:23 PM Stewart, Kennedy;Carr, Adriane;De Genova, Melissa;Dominato, Lisa;Fry, Pete;Hardwick, Colleen;Kirby-Yung, Sarah;Swanson, Jean;Wiebe, Michael;Bligh, Rebecca;Boyle, Christine City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe. I live in the community This proposal is completely out of the context with the neighborhood. This is too tall and also too bulky and will overshadow the neighborhood. I know that there alot of changes also planned for the Jericho lands and this bulky potential eyesore and sets a bad precedent for this part of the city so close to the beach and park.	Nigel Stoodley	NIGEL STOODLEY		Unknown	No web attachments.

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

10/26/2020	17:25	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Oppose	I am writing to oppose the current proposal for the NW corner of Alma/West Broadway. The height and mass, as well as the design, are highly incompatible with the setting, and meanwhile other nearby lots await development with no overall plan. The proposed building is startlingly ugly. Despite its height, it manages to look squat. It feels dissociated from any relevance to the city, the neighbourhood, or shared history. Unlike the controversial Birch building, it offers no offsetting grace notes of design or artwork. It broods. Some levels hover over lower suites oppressively. It looms. It's too big for the space. Why is there a need for retail on the bottom, adding needless height? Older cities have apartments at street level or a few steps up. There are many struggling shops and cafes along Broadway that would welcome the business from new residents. My biggest question: Why are there always battles in this city? This council has shown no more initiative than the last in going out into neighbourhoods and really talking to people to come up with a plan that can get reasonable buy-in from all sides within the area. We do need rentals but probably not cramped spaces that will see young families leaving for the suburbs anyway. We do need to build upwards, but not so high that neighbourhoods are thrown out of balance and existing homeowners fear being pushed out of their longtime homes. We need housing that enhances rather than destroys a neighbourhood's character - buildings that can look as though they were built to celebrate a city, not to meet a numerical goal of X units. Why do city councillors never come to Open Houses where they can talk with locals? Why are developers allowed to put forward proposals that the city knows will leave very bad feelings, win or lose? Please send this back with a demand for something better! Don't settle. I don't support a return to the earlier 6-storey concept, though it was nicely done. The apartment building two blocks north nestles comfortably on its site, even though it has (I think) 10 or so stories. The old gas station corners nearby will probably seek - and get - more than six storeys, so why not work out a plan before diving in? But think seriously about environmental costs, embodied emissions from layers of concrete, constant reliance on elevators even though electricity will cost more within far fewer decades than the building will last. And don't rely on the beach to substitute for park space - there may not be much beach left nearby in another generation. Save the millions that would be foregone in waived DCLs and CACs for land purchases and civic amenities that will be of more benefit than a few more small apartments. Thank you.	Joan M.Bunn	Ms JOAN BUNN	s.22(1) Personal and Confidential	Kitsilano	No web attachments.
10/26/2020	17:35	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Oppose	DEAR MAYOR AND COUNCIL WITH RESPECT PLEASE ACCEPT MY THOUGHTS RE THE AMENDMENTS PROPOSED. Under the Moderate Income Rental Housing Pilot Program the number of units provided i.e. 20 percent is a poor offering in the grand scheme. That does not address the need for affordable rental in this Vancouver neighbourhood. City Council wants to build affordable housing and reminds us that it is a priority in their vision for Vancouver. Where does this sit in relation to the existing neighbourhood? Residents and commercial businesses have not been consulted re the future developments that will have far reaching impact on our daily lives. Let the people have a discussion in sufficient depth. Developers buy sites and then call for removal of height restrictions. It's a story that has been driven too often by philistinism, greed and in some cases corruption. The height and architecture does not add any aesthetics or character when viewed through a range of different prisms. Please consider carefully where this Broadway corridor is headed from the environmental, social, commercial and architectural value. Send it back to the drawing boards. The new proposed rendering looks like a lopsided LEGO pile. Reduce the height. Sincerely.	Antoinette MacSweeney	Antoinette MacSweeney		West Point Grey	No web attachments.
10/26/2020	17:56	PH1 - 7. CD-1 REZONING: 3701 - 3743 West	Oppose	Inappropriate height, inadequate setbacks from traffic. Transit roundabout is across the street, chokepoint for traffic. Affront to existing zoning, to the rules established by reason.	george nalivko	george nalivko		Kitsilano	No web attachments.
10/26/2020	18:07	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Oppose	Dear Mayor and Councillors: 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. Why do I oppose this proposed rezoning application: 1. Poor design that is out of context with neighborhood character and destroys an unspoiled neighborhood; 2. Doesn't meet MIRHPP requirements for neighborhood context or policy direction; 3. No meaningful public consultation on a major precedent for the area of WPG and Kitsilano; 4. Public feedback not reflected in only minor revisions; 5. The consequences of COVID-19 are unknown; 6. 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; 7. In conflict with the West Point Grey Community Vision; 8. The previous 6 story rental application was a better fit for the site and neighborhood and should be reconsidered. 9. The developer makes windfall profits on 14 stories that is not justified or appropriate, in the meantime people are losing their jobs and small businesses are closing due to the pandemic; I strongly ask you to 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 story building for this site. Thank you. Cédric Mesiter	Cédric Mesiter	Cédric Mesiter		Kitsilano	No web attachments.
10/26/2020	18:12	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Oppose	I oppose the proposal going before council for a 14-storey structure on northwest corner of Alma and Broadway. The proposed structure is not in keeping with the neighbourhood and if approved will surely set a precedent for similar structures on the northeast and southeast corners spoiling the Kitsilano/ Point Grey neighbourhood character / appeal. Iconic buildings are more appropriate for Downtown landscape. The original 6-storey structure is more in keeping with the other recently developed sites eg. the one on the southwest corner of Broadway and Alma, and the mixed use development, on the 3600 block, north side of Broadway.	Stephanie Tong	STEPHANIE TONG		West Point Grey	No web attachments.
10/26/2020	18:45	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Oppose	I oppose the CD-1 Rezoning: 3701-3743 West Broadway at Alma St. It does not respect the local residents' home and neighbourhood environment. -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.	Chewnyet Lee	Chewnyet Lee		West Point Grey	No web attachments.
10/26/2020	18:45	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Oppose	I oppose the CD-1 Rezoning: 3701-3743 West Broadway at Alma St. It does not respect the local residents' home and neighbourhood environment. -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.	Chewnyet Lee	Chewnyet Lee		West Point Grey	No web attachments.

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10/26/2020	18:52	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Oppose	I do not support this particular development, but I want to be clear, densification in Kits and Point Grey is a good thing and I fully support most all of the developments already being built or completed in the area. All along Broadway we see many larger developments which suit the area and provide more housing for people, such as above London Drugs at Vine, above Parthenon and across the road above Shoppers Drug Mart, as well as places like the brewery development west of Arbutus. My opposition to 3701-3743 West Broadway cannot be framed (as some will want to do) as an example of rampant NIMBYism or exclusion because many like myself, fully support more development and densification in the area, but that does not mean that any and all proposals are appropriate and this is a rare example of overreach and unsuitability. Opposition to this proposal is not in any way consistent with being against building more, just not this. The building is grossly overwhelming for the area. The notion that we are planning for the future subway is a red herring because, as I'm sure you appreciate, planning decisions are not to be made based on as yet unknown possible future plans. A new building at that location will be a great addition, but one of this size is totally out of keeping with the scale and feel of the area. More like the buildings pictured above would be appropriate. The public would buy into more density if it was not such a poke in the eye of the surrounds, as this oppressive and heavy, bulky looking building is. There are many development opportunities to spread the same density wider and build a more harmonious and human scale environment. It also concerns me that this building could raise the land value of the surrounds and so it serves to make affordable building more challenging, not less. Yes to a new development at that location. Yes to 6 or 8 stories, but 14 stories, and so oppressive a design like this one, with its heavy overhangs and shadowing, a big NO. Please support development which locals will happily buy into and fully support. This is not one of them.	David Fine	DAVID FINE	Kitsilano	No web attachments.
10/26/2020	19:40	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Oppose	Dear Mayor and Council, I am in opposition to the proposed development at 3701-3743 West Broadway for numerous reasons. For one, it is not in keeping with the character of the neighbourhood, in particular the height. The proposed height of this building will dwarf all other developments in the area and does not allow for a gentle transition of increased density in a low density neighbourhood. Second, the development does not follow the rules Council themselves approved for MIRHPP developments. In addition, the proposed size of the development will create a precedent - a precedent that will negatively impact the neighbourhood. Negative impacts include: abrupt transition to high density in a low density neighbourhood; lack of character typical of the neighbourhood; loss of privacy; loss of light; increase in traffic; increase in demands on City resources; potential raise in property taxes to cover City resource costs; and a loss of community. These negative impacts result in a direct loss to the standard of living of those already paying high property taxes to live in the area. The reason why my family moved to the West Side was to increase our standard of living and enjoy a low density community, which came at great cost to our pocket book - a sacrifice worth making for the lifestyle. We have worked extremely hard to build careers and save our money in an effort to afford to live in our neighbourhood. This proposed development is kick in the teeth to all of our hard work by diminishing our lifestyle and the very fabric of the neighbourhood we have worked so hard to live in. I strongly oppose the current plans of the this development. Thank you.	S. Munson	Suzanne Munson	Kitsilano	No web attachments.
10/26/2020	19:41	PH1 - 7. CD-1 REZONING: 3701 - PH1 - 7. CD-1	Oppose	Please find attached my presentation slides. I am speaker number 30. Thankyou for your assistance, Ian Crook	Ian Crook	Ian Crook	Fairview	Appendix A
10/26/2020	20:35	PH1 - 7. CD-1 REZONING: 3701 -	Oppose	Please see comments in attached PDF document.	Roberta Olenick	ROBERTA OLENICK	West Point Grey	Appendix B
10/26/2020	20:56	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Oppose	Let me be brief. You risk losing the trust of the residents of the City and your credibility, if you approve this rezoning when the project breaks three critical MIRHPP guidelines. 2) "The guideline of locations at the intersection of arterials is based on: a) Superior transit access b) Two wide, busy streets creating a buffer from impact of density and shadowing c) Continuity and presence of commercial areas 1) MIRHPP guidelines for additional height and density (3g) state up to 14 storeys at the intersection of 2 arterials. As someone who uses West Broadway just west of Alma, to head up to Discovery, I can assure you that this stretch of West Broadway is a two lane, quiet street, used only as a bus turnaround / stopover point. This location fails this criteria. The West Broadway arterial terminates at Alma, with West 10th Avenue taking over one block south of this intersection. 2) MIRHPP guidelines state project must consider and respect transitions to surrounding areas and homes and neighbourhood context is important The South elevation is on West Broadway, a quiet residential street, west of Alma. Note: single detached homes to the west. There is absolutely no transition to these single family residences. The project is badly out of scale in relation to all surrounding land uses. There are serious shadow / overlooking impacts. 3) Proposal is almost 4 times the height of recently constructed buildings in C2 zone. - Referral Report cites the one example of a 1970s 12 storey building a couple of blocks north. That building is much lower density given very large gardens and recreation facilities surrounding it. - commercial areas do not extend to the west or north from the subject C-2 site. ----- Finally, I have serious concerns about developers receiving approval for one rezoning application, only to turn around and come back a second time for a new rezoning asking for more height and density. Yet the developers complain that the City processes are driving up the cost of housing - this is a bit rich, when they consume City planning resources and City Council time a second time. We've seen this with Arbutus Village, Birch and Broadway, Oakridge and now this site. This practice appears to be bait and switch or death by a thousand cuts. It really needs to be seriously examined and perhaps prohibited. Please reject this rezoning application.	Maureen Charron	Ms MAUREEN CHARRON	Kitsilano	No web attachments.
10/26/2020	21:55	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Oppose	This is the 3rd design to be presented for a structure at 3701-3743 W Broadway. I am familiar with all three proposals. The 3rd design is the worst - an oversized waffle dominating the street corner. It would be a blight to the city landscape and would not be a fit for any part of this neighbourhood or any other in the city. Six storeys should be the maximum height for a building at Alma and Broadway. I am surprised that during a pandemic that could be around for some time, developers and their architects would not have shifted their approach to reflect societal changes. People are no longer comfortable living and working in extremely small spaces, rubbing shoulders in elevators, etc. This will not change. Given the spread of the pandemic, would you choose to live in 400 sq ft unit stacked up with 152 other units of a similar scale? And Mr. Gillespie, would you Infrastructure is another issue. I've attended two community sessions regarding this project, and spoken about my 14 years' experience living next to a dead-end back alley between Highbury and Alma. It is extremely busy, with loud back-up noise day and night. Now, with increased traffic in the area, trucks are having a much more difficult time backing onto Highbury. 3701-3743 W Broadway will have even more issues with a dead-end back alley feeding onto Alma St, which continues to grow as a traffic corridor. How has the ratio of 161 units, to 27 parking spots and 300+ bike spaces been substantiated? I am a cyclist, but I am well aware that not everyone is. The pandemic has resulted in people shying away from public transit and turning to private vehicles. Let's be realistic from a planning perspective, rather than assuming that everyone cycles 12 months a year. I should also mention, I am aware that developers are able to cut costs by reducing underground parking. This is just one of many projects being proposed for this city that should be re-examined at this crucial time of change. If we don't get 3701-3743 W Broadway right, I shudder to think how the Jericho Lands development will roll out. It's time for the City of Vancouver to review its tight relationships with developers and reconsider its approach to development. It's time for the City of Vancouver to think about the people who live here, and those who would like to live here. That should be the City's focus.	Paula Fairweather	Paula Fairweather	West Point Grey	No web attachments.
10/26/2020	22:16	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Oppose	Strongly oppose. This re-zoning application does not follow the MIRHPP guidelines. It is out-of-scale and will shadow the neighbourhood. Developers should not be allowed to re-apply for increased height though it seems standard practice now. Where is the recognition of neighbourhood plans. Absolutely oppose.	Alison Bealy	Alison Bealy	Dunbar-Southlands	No web attachments.
10/26/2020	22:16	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Oppose	The majority of support for this proposed development are from people who simply support 'low cost rental' housing. But the irony is that the 20% floor space allocated to affordable rental housing means that the remaining 80% will be even more expensive. That is not a desirable outcome!!	Nigel Hawthorn	Nigel Hawthorn	Kerrisdale	No web attachments.
10/26/2020	22:21	PH1 - 7. CD-1 REZONING: 3701 -	Oppose	This is far too large for this area of Vancouver. It is way out of scale with the rest of the neighbourhood. There is virtually no on-site parking, so all of the overflow will fill the surrounding area with cars. Terrible on many fronts!	Margaret Long	Margaret Long	Dunbar-Southlands	No web attachments.

s.22(1) Personal
and Confidential

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

10/26/2020	22:28	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Oppose	This proposed rezoning is way out of scale in both height and density for the proposed area. There is a serious concern about the windfall profits that Westbank will earn through taxpayer funded subsidies for infrastructure that a building this large will require. It is my understanding this situation has been going on for years and nothing has been done to protect the taxpayer while Westbank has earned billions. I had no difficulty with the original proposal for a 6 story secure rental building that would have blended well into the neighbourhood and provided much needed rental accommodation. Not this monstrosity. Currently there is a petition circulating against this project with over 3000 signatures. As city councilors you have a fiduciary responsibility to your constituents first and foremost. Not give the bank away to some billionaire developer whose aim is to make as much profit as possible on the backs of the taxpayer. This is wrong, wrong, wrong.	Barbara May	BARBARA MAY	s.22(1) Personal and Confidential	Unknown	No web attachments.
10/26/2020	22:29	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Oppose	What a terrible way to plan a city. A developer presents an idea which proposes 20% 'low cost rental' housing, but the remaining 80% will inherently become so much more expensive in order to subsidise them. What an irrational concept.	Alex Qwan	Alex Qwan		Kitsilano	No web attachments.
10/26/2020	22:30	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Oppose	What a terrible way to plan a city. A developer presents an idea which proposes 20% 'low cost rental' housing, but the remaining 80% will inherently become so much more expensive in order to subsidise them. What an irrational concept.	Alex Qwan	Alex Qwan		Kitsilano	No web attachments.
10/26/2020	22:43	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Oppose	No! No! No! What a blight on the surrounding area. This is much too large and imposing. Go back to the previous 6-storey proposal. Don't get into bed with the developers! That would be such a horrible alliance to make and a terrible outcome for Vancouver.	Trevor Grgich	Trevor Grgich		Kitsilano	No web attachments.
10/26/2020	23:02	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Oppose	With all the rental accommodation being built and proposed in close proximity, two vacant sites within a block of this development, at UBC, the Jericho lands, the Burrard Bridge and as well as the Legion building directly opposite on Alma this area cannot support such an unreasonable development. Yes, some of these apartments will be so-called 'affordable housing', but that will just mean that the remaining 80% will be even less affordable, because they will be subsidizing the 'affordable' apartments. Please dear Councillors, look a little further than the headlines of tomorrow's newspapers, and vote against this terrible proposal! Dear Councillors, I believe this development would be such a bad idea. It will be so high that it will cast shadows across downstream properties, and obstruct views of the north shore for many residents. There is so little on-site parking proposed, that it will mean that most of the tenants will be parking on the streets in the surrounding area. Some of the rationale for this misguided thinking is that the Skytrain will be coming soon, and everyone won't need cars. But that is very questionable thinking. And even if that does happen, it will likely take 20 years. In the meantime, you will have degraded the surrounding areas for that time. A terrible legacy to leave behind when you leave!	Geoffrey Talbot	Geoffrey Talbot		Kitsilano	No web attachments.
10/26/2020	23:17	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Oppose	Opposed to the development in the strongest possible terms. Too tall, too big, and out of scale with the neighborhood as is or as envisioned.	Ariel Watson	Ariel Watson		West Point Grey	No web attachments.
10/27/2020	08:42	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Oppose	I am writing these comments to oppose the Westbank request for rezoning at 3701-3743 West Broadway. I understand the need for market rental housing as I work in real estate, development and residential leasing myself, but have also been living in this neighbourhood for 9 years. My reasons for opposition are as follows: - Height at 14 storeys is far too high and not in line with any other projects along this section of West Broadway. The initial plan for 6 storey seems far more in line with the neighbourhood and future redevelopment. This is not a high density area and should be kept a low to moderate density to preserve the character of Kits Point Grey. - Intersection is not a true arterial intersection. Backs onto residential and quieter street - should be kept to a lower height (4-6 storeys). - Westbank seems to be pushing for more and more like every developer in order to reap the largest profits. Preservation of the neighbourhood is not a priority. - What is the area plan? Will 10-20 storey buildings be approved all along West Broadway? Making such a drastic change must be considered on all levels. - The sun paths created by this project and any additional of this height will take away more sun and create more shade, which will affect mental health and well as impact environmental plant health. - This building will stick out like a sore thumb. It actually boggles my mind that the city is considering approving this tall of a building here. I am saddened by these potential changes and hope that council values and understands the true concerns for the neighbourhood. In closing, I wanted to note that I am a millennial who generally supports big business, but when the health and preservation of a neighbourhood is in jeopardy, I am passionate about stating my strong opinions to hopefully make an impact. I ask that you please consider decreasing the allowable build size to maintain this amazing area - 4-6 storeys, even 8, but 14 is completely out of character. Best regards, Krystal Kaju Residential of Kits/Point Grey	Rob	Rob Murray (ps)		Unknown	No web attachments.
10/27/2020	09:01	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Oppose	I have lived near this spot for over a decade. While it may be ripe for development, the current proposal is a disaster on every count; height, scale, affordability, you name it. What happened to the previous proposal? Ian Gillespie decided on a bait and switch? Send this back to the drawing board and start putting developers who care not for diverse housing options with genuine affordability built in on their back feet. Thank you!	Krystal Kaju	Krystal Kaju		Kitsilano	No web attachments.
10/27/2020	09:40	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Oppose	Against it.	Mark Mushet	Mark Mushet		West Point Grey	No web attachments.
10/27/2020	09:58	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Oppose	1) grossly oversized building form that is too large in height and FSR 2) 161 is too many units without enough parking at only 27 spaces; and 3) poor design that is out of context with neighbourhood character - too high	Dena M Kelly	Dena Kelly		West Point Grey	No web attachments.
10/27/2020	10:00	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Oppose	Oppose the height. In Pt Grey seniors in single family homes have nowhere to downsize, & be able to stay in neighbourhood.	Dallas Leung	Dallas Leung		West Point Grey	No web attachments.
10/27/2020	10:13	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.	Adele Poier	No Name No Name (ps)		West Point Grey	No web attachments.
10/27/2020	10:15	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Oppose	This building form is grossly oversized. Towers are not a desirable way to provide density that our City needs and our neighbourhood is willing to support. I support the previous 6 storey rental application as a better fit for the site and the neighbourhood. Many people, such as myself, are aging and will wish to stay in the neighbourhood, but not in a tower. The City can achieve a heck of a lot of density in the much friendlier form of six storeys: fewer issues of blocked views and overlook of private properties; reduced shadow effects; a more welcoming street scape and public realm; and less of a venturi effect with winds. We do not want this as a precedent.	Frances Grafton	Frances Grafton		West Point Grey	No web attachments.
10/27/2020	10:26	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Oppose	I've already written twice on this issue: too big for area, too high, won't in long term address need for affordable housing, controlled rents etc.	Elizabeth J. Watts	Ms ELIZABETH WATTS		West Point Grey	No web attachments.
10/27/2020	10:30	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Oppose	14 Storey Tower is Grossly oversized, too many units, in conflict with the West Point Grey vision, 6 storey previously discussed much better.	joslin kobylika	joslin kobylika		West Point Grey	No web attachments.
10/27/2020	10:42	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Oppose	No more than a 4 storey building should be permitted. The proposal for a 14 storey building is completely out of character for neighbourhood and is totally disrespectful for neighbouring properties already in the area.	LESLEY BELANGER	Lesley Belanger	West Point Grey	No web attachments.	
10/27/2020	11:16	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Oppose	See attached	Stella Leung	Stella Leung	West Point Grey	No web attachments.	
10/27/2020	11:19	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Oppose		Roberta Olenick	ROBERTA OLENICK	Unknown	Appendix C	

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

10/27/2020	11:20	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Oppose	I'm new practice or having one building approved and then re-applying for much greater height is more routing or neighbourhood recommendations and concerns is reprehensible. And the city continues to allow it -- I am so disappointed. The continued spot-rezoning must stop...neighbourhood plans must be recognized....and the city plan must be worked out with the concerns and voices of the affected neighbourhoods respected. Why are the concerns of the people who live in the various neighbourhoods continually disrespected? This project at 14-stories does not even follow the MIRHPP guidelines....why is it even being considered. Please do not approve this re-application.	ALISON BEALY	Alison Bealy	s.22(1) Personal and Confidential	Unknown	No web attachments.
10/27/2020	11:21	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Oppose	For your meeting today: I oppose the proposed rezoning application for a 14 storey tower at Alma and Broadway. The current rezoning application for 14 stories IS WAY TOO TALL AND BIG for this site. It will WRECK our neighborhood. Please do not allow more than FOUR stories at this site! ' grossly oversized building form that is too large in height and FSR; ' the parking is insufficient ' design is COMPLETELY out of context with neighbourhood character; ' proposal is in conflict with the West Point Grey Community Vision; ' sets a huge precedent as 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 feedbacks not reflected in only minor revisions; Please put a stop to this proposal. Thank you!	Craig Gay	CRAIG GAY		Unknown	No web attachments.
10/27/2020	11:22	PH1 - 7. CD-1 REZONING: 3701 - 3743 West	Oppose	As a long-term resident of West Point Grey I am increasingly dismayed and alarmed to see the character assassination of my once beautiful neighbourhood. I strongly oppose the proposed rezoning application for a 14 storey tower at Alma and Broadway and request that the proposal be withdrawn. Thank you.	Heather Franklyn	Heather Franklyn		Unknown	No web attachments.
10/27/2020	11:32	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Oppose	Dear Mayor and Council 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. Many Thanks Wally Raepple & Michelle James 3777 W 8th Ave Rrsity, wow, what an incredibly ugly ouing design. These architect should be embarrassed. Second, it is too tall, too large, and out of context with the neighbourhood. The building should be in line with the MIRHPP regarding height. Third, and very importantly, why would the developers, Westbank, not contribute Development Cost levies? This is not excusable. The levies should be charged, particularly as the city is currently needing extra funds. We would like for a tasteful building to go into this space, with affordable rentals, and also with of course the required DCL being paid. What is the bar and expectation in terms of anyone paying the levy if others are exempted? Please give the architect a slap on the hand and tell them we expect better. thank you for your consideration. Please push for something more reasonable for our city.	Wally Raepple	WALTER RAEPPLE		West Point Grey	No web attachments.
10/27/2020	11:33	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Oppose	The project is presently grossly inappropriate for the site; it is also premature while nearby major infrastructure projects such as the Jericho Lands development and rail transit to UBC remain unsettled.	Leila Harris	Harris, Leila		Kitsilano	No web attachments.
10/27/2020	11:35	PH1 - 7. CD-1 REZONING: 3701 - 3743 West	Oppose	No tower at Broadway and Alma! 14 storey is completely out of character with the neighborhood! Parking inadequate Major city Mass Transit systems start and grow progressively from 'central densities outward to less density. Growth sb Arbutus First 1 Arbutus 2 Then MacDonald 3 Then Alma I use the buses and presently they work well until Broadway and Granville. MacDonald and Broadway to Downtown and back work very well but crowded in Rush Hours!	Karl Raab	Mr Karl Raab		Unknown	No web attachments.
10/27/2020	11:37	PH1 - 7. CD-1 REZONING: 3701 - 3743 West	Oppose	-to large for the neighbourhood; -conflicts with WPG Community Vision -sets precedent for near by development -results in windfall profit for developer -no meaningful public consultation -no guarantee that the majority can afford	Roland Plessis	Roland Plessis		West Point Grey	No web attachments.
10/27/2020	11:41	PH1 - 7. CD-1 REZONING: 3701 - 3743 West	Oppose	Dear Mayor and Council, This property has already been rezoned once to 6-stories. This is the form that fits. The rezoning application for a 172 foot tower in its current form do not fit, and many other members of the public and professionals have given ample reasons why it should not proceed. Please also consider that the '14-storey' height is a placeholder, and it is the dimensional height that Council is considering. Thus, it is more than possible, if Council were to approve this application, that a revised proposal with 17 or 18 storeys could be brought in at the DP stage. Thank you for your consideration. Sincerely yours, Stephen Bohus, BLA	Nicolas Matias	Nicolas Matias Mr DOUGLAS (DOUG) JOHNSTONE		West Point Grey	No web attachments.
10/27/2020	11:53	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Oppose	I oppose this proposed rezoning application for a 14 storey tower at Alma and Broadway. The current rezoning application for 14 stories IS WAY TOO TALL AND BIG for this site. It will WRECK our neighborhood! Please do not allow more than FOUR stories at this site! ' grossly oversized building form that is too large in height and FSR; ' the parking is insufficient ' design is COMPLETELY out of context with neighbourhood character; ' proposal is in conflict with the West Point Grey Community Vision; ' sets a huge precedent as 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 feedbacks not reflected in only minor revisions; Please put a stop to this proposal.	Doug Johnstone			Dunbar-Southlands	No web attachments.
10/27/2020	12:04	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Oppose	Please register my unequivocal opposition to this proposal. As a local resident and business owner, I present these reasons: 1/ I observe and must navigate the traffic bottleneck at this intersection and the 10th and Alma intersection imposed by the combination of cars with Transit buses. 2/ This structure would be completely out of character and proportion to the surrounding buildings. 3/ Creating a destination in this location will only amplify the current challenges for UBC students and personnel to move through this corridor. 4/ Precedent to trigger a wholesale change to the surrounding neighbourhood. If this is the direction that this area is headed, why hasn't there been discussion and petitioning for suggestions from the local residents? Don't put a massive eye-sore that will just clutter the main artery to/from BC's largest and most valuable tertiary institution, not to mention undermine the value of existing residential properties ' you can thank your newly re-elected NDP compatriots for already decapitating westside housing values. Andrew Hosking, B.App.Sc.(Physiotherapy), Dip.Adv.Manip,Thpy, MBA Musculoskeletal Physiotherapist, Certified Work Capacity Evaluator, Certified CFC/LCP (Advanced) HEALTH FIRST HEALTH CARE SOLUTIONS Leaders in Independent Medical Evaluations: Sports Medicine/Musculoskeletal Traumatic Brain Injury/Concussion Psychiatry (Adult and Youth) Complex Chronic Pain Neurology Orthopaedics Neuropsychology Occupational Medicine Functional Capacity Evaluation Cost of Future Care Analysis	Stephen Bohus	Stephen Bohus		Grandview-Woodland	No web attachments.
10/27/2020	12:05	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Oppose	This proposal is a grossly oversized and ugly building that does not add anything to our neighbourhood but more expensive housing which does not remotely address the principles of affordable housing and providing more rental housing for those who are outpriced in this market. The previous proposal for a 6 story rental building was more in scale with the neighbourhood and met the goals of providing accessible rental housing in this area. Considering that the Jericho Lands will be developed over the next 10 years the last thing needed now is another expensive condo project. This building does not fit into the environment in any way, sets a dangerous precedent for uncontrolled building heights and size, and does nothing to address the needs of the community. It serves only the rapaciousness of the developers who continue to dominate the affairs of this city. If council is truly interested in working in cooperation with neighbourhoods and stakeholders (ie the people who voted for them) and walking the talk of affordable and sustainable housing they must reject this egregious proposal now.	Karen Cook	Karen Cook		Unknown	No web attachments.
10/27/2020	12:24	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Oppose		Andrew Hosking	Andrew Hosking		Kitsilano	No web attachments.
10/27/2020	12:36	PH1 - 7. CD-1 REZONING: 3701 - 3743 West Broadway	Oppose		Elizabeth Tait	Elizabeth Tait		West Point Grey	No web attachments.

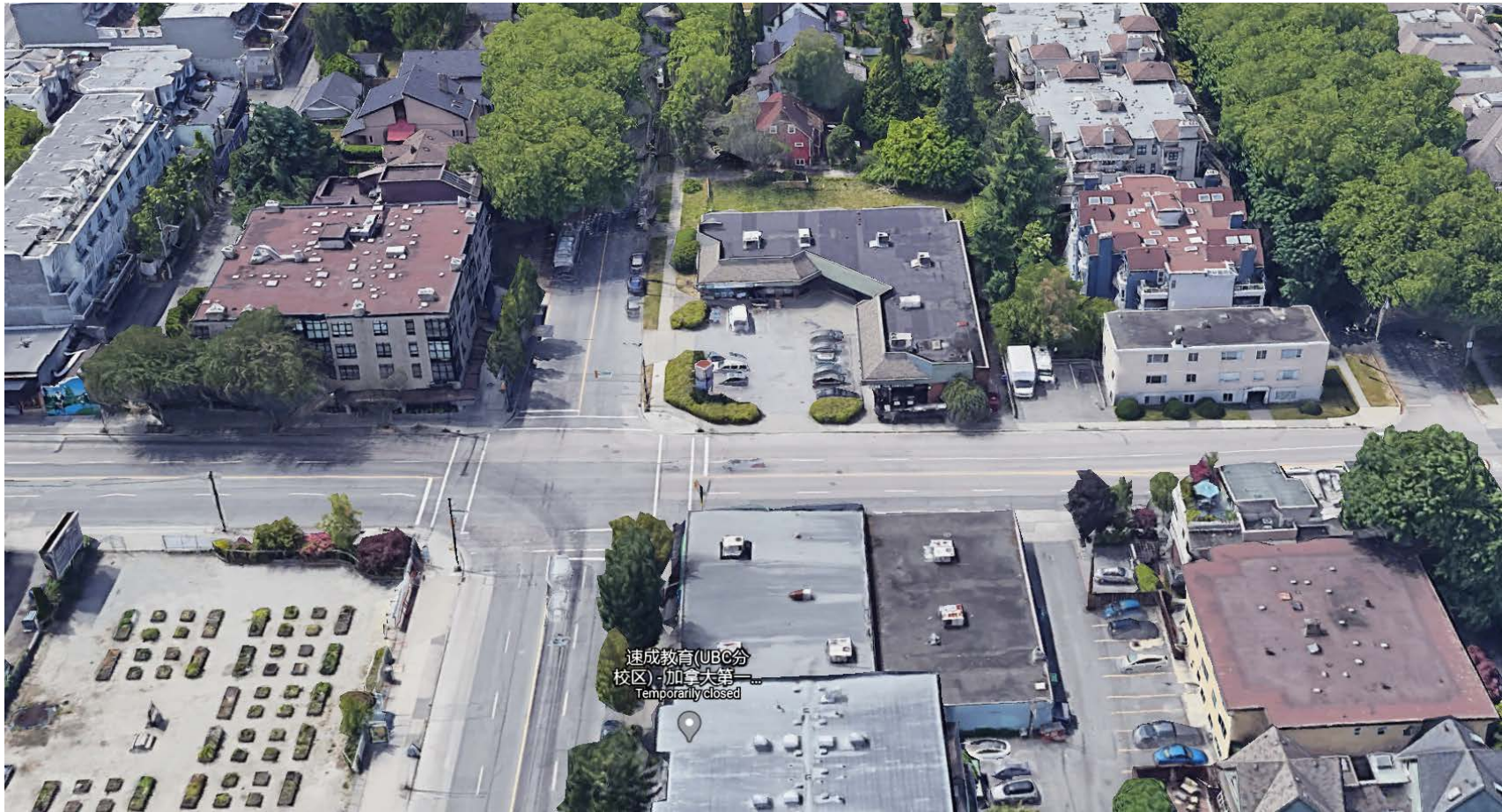
7. CD-1 Rezoning: 3701-3743 West Broadway

10/27/2020	12:36	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I agree with the West Kits Residents Association position on this development which is: 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 parking due to the location near good transit is merited, this is too much of a reduction. Where will residents park? 7 The use of so much concrete will have a very large carbon footprint. A wood structure would be more environmentally acceptable. I do support a rezoning according to the earlier application for a 6 storey market rental building." Thanks, Elvira Lount West Kits resident.	Elvira Lount	Elvira Lount	Kitsilano	No web attachments.
10/27/2020	12:38	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	his new practice of having one zoning approved and then re-applying for much greater height is more housing or neighbourhood recommendations and concerns is reprehensible. And the city continues to allow it -- I am so disappointed. The continued spot-rezoning must stop...neighbourhood plans must be recognized....and the city plan must be worked out with the concerns and voices of the affected neighbourhoods respected. Why are the concerns of the people who live in the various neighbourhoods continually disrespected' This project at 14-storeys does not even follow the MIRHPP guidelines...why is it even being considered. Please do not approve this re-application.	Alison Bealy	Alison Bealy	Dunbar-Southlands	No web attachments.
10/27/2020	13:04	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	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 I would like to ask the City of Vancouver to 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. I 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. This current application does not adhere to the fundamental requirements of the program Moderate Income Rental Housing Pilot Program (MIRHPP) as it stands. 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	Diana Matrick	Ms DIANA MATRICK	West End	No web attachments.
10/27/2020	13:05	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. For the following reasons I am AGAINST the rezoning application: 1. doesn't meet MIRHPP requirements for neighbourhood context or policy direction; 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. 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; 7. no meaningful public consultation on a major precedent for the area of WPG and Kitsilano; 8. public feedback not reflected in only minor revisions; 9. the previous 6 storey rental application was a better fit for the site and neighbourhood; 10. the developer makes windfall profits on 14 storeys that is not justified or appropriate. Sincerely, Andrea Baxendale #211 388 W. 1st Ave Vancouver	Andrea Baxendale	Andrea Baxendale	Fairview	No web attachments.
10/27/2020	13:20	PH1 - 7. CD-1 REZONING: 3701 –	Oppose	There is no the community plan for the skytrain/broadway corridor. So what is the basis for much a high density building' It is so out of character for the neighbourhood. I am saddened that this is even on the table.	sheila vizi	sheila vizi	Unknown	No web attachments.
10/27/2020	13:26	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	Re: 3701 west Broadway block 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.	Julie Burtinshaw	No Name No Name (ps)	Dunbar-Southlands	No web attachments.
10/27/2020	13:36	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I oppose this proposed rezoning application for a 14 storey tower. The current rezoning application of 172 ft., 14 storeys, and 5.3 FSR is not appropriate for this site. Instead, the previous 2015 rezoning application (that is now on hold) for 100 % secured rental housing in a 6 storey building on this site should be reconsidered. doesn't meet MIRHPP requirements for neighbourhood context or policy direction; grossly oversized building form that is too large in height and FSR; 161 is too many units without enough parking at only 27 spaces; poor design that is out of context with neighbourhood character; in conflict with the West Point Grey Community Vision; sets a huge precedent while other adjacent planning is in process such as the Jericho Lands and during the Interim Rezoning Policy for WPG and Kitsilano; no meaningful public consultation on a major precedent for the area of WPG and Kitsilano; public feedback not reflected in only minor revisions; the previous 6 storey rental application was a better fit for the site and neighbourhood; the developer makes windfall profits on 14 storeys that is not justified or appropriate.	Amee Barber	Amee Barber	West Point Grey	No web attachments.
10/27/2020	14:06	PH1 - 7. CD-1 REZONING: 3701 – PH1 - 7. CD-1	Oppose	The earlier proposal of a six storey, all rental building was appropriate to the neighbourhood and addressed serious rental deficit in our city. We need a liveable city. One that is walkable without more empty condos.	Joan Rike	Joan Rike	West Point Grey	No web attachments.
10/27/2020	14:15	REZONING: 3701 –	Oppose	I oppose the building of a 14story building, not in line with neighborhood! Please build only 6 stories maximum.	Nancy Hamilton	Nancy Hamilton	Fairview	No web attachments.

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and Confidential

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

10/27/2020	14:54	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I am against re-zoning on West Broadway at Dunbar Street. Stop letting big devils profit from real estate in our neighbourhood when what need is a community low-rise, 6 storeys maximum - NOT 14 storey proposed building in a residential community. I M opposed to selling off our real estate to big developers who institutionalize and take away our community ambience bringing more congestion and pressure on existing infrastructure structure. It is unacceptable to bring crowded high rise, 14 floors. The landscape will be changed with a building which blocks out sun. Stop handing big developers licence to destroy our community / residential neighbourhood.	Lyn Stewart	Ms LYNDA "Lyn" STEWART	s.22(1) Personal and Confidential	West Point Grey	No web attachments.
10/27/2020	15:11	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I oppose this. I agree with the letter published in CityHallWatch. The writer correctly identifies problems with financials and loss in City revenues when too many waivers are allowed. To me, it's clear that the City can't depend on "for-profit" developers to be build "below-market" rental. It's not what these companies are set up to do. They set up to make profits. It's the wrong partner to have a relationship with to build "below market" rental. Clearly, what CoV, and us taxpayers have to give up, levy wise, is WAY too high and unsustainable. Don't allow the precedents to be set.	Carey Murphy	Carey Murphy (ps)		South Cambie	No web attachments.
10/27/2020	15:27	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	attached is a copy of email correspondence sent to each council member: Dear Council, I oppose the proposed rezoning application for a 172 foot (14 storey) tower at this location. It is truly difficult to imagine what the impact will be on the local neighbourhood based on a few drawings. I would respectfully suggest the developer be required to float large, bright, fluorescent balloons to this height from each corner of the proposed site for one or two weeks so that the neighbours are given a hint about what is actually being proposed, before any planning decisions are to be made. Then canvass the neighbours for their opinion of the proposal. The drawings simply do not convey the magnitude of the proposed intrusion in a neighbourhood where most of the highest things around are boulevard trees. This is only one of three corners that being currently held for redevelopment. If allowed, it would be difficult to see how this precedent setting height would be not become the local norm and result in a 'wall' of over-height structures. It may also inform the direction on the much larger Jericho Lands project. The previously proposed 6 storey rental building would be a much better fit for the scale of this neighbourhood. Thank you for your consideration. Regards,	Don McQueen	Mr DONALD (Don) MCQUEEN		West Point Grey	No web attachments.



3701 – 3743 West Broadway Rezoning Application

Remarks by Ian Crook

Cost of Development Cost Levy Subsidies to Business Owners & Taxpayers

DCLs Waived		
Address	MIRHPP Units	Amount Waived
1805 Larch	13	1,264,918
3600 East Hastings	19	1,839,714
3680 East Hastings	24	2,314,614
1111 - 1123 Kingsway	24	2,351,851
2603 - 2655 Renfrew St	18	
1649 East Broadway	23	1,886,391
445 Kingsway & 2935 St. George St.	44	4,969,985
2538 Birch St	58	4,779,133
3701 - 3703 West Broadway	32	3,139,276
Totals	255	22,545,882
Average Subsidy/Unit		88,415.22
Target Units		4000
Completed To Date		255
Required to Build		3745
Subsidized Cost		331,115,012

Sample 2020 Rental Rates for Building Approved in 2017

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

Land Cost Analysis

Birch & Broadway

Alma & Broadway

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

APPENDIX B

Dear Mayor and Council,

Further to the comments I have already submitted strongly opposing the tower rezoning at Broadway and Alma, I would like to add the following based on my reading of the many comments submitted by others, both for and against this project.

Of course, I agree with most of the comments made by those opposing this rezoning. However, two Appendices included in the opposed comments offered particularly compelling arguments and I draw your attention to these here.

First, I strongly support the intelligent analysis supplied by Ian Crook in Appendix H in which he details the alarming financial implications to the City and to taxpayers of MIRHPP projects in general and the Broadway and Alma tower in particular. If the latter is approved, I am totally incensed that I as a tax payer will be forced to subsidize a developer who stands to make huge profits from building a massive hideous structure that will have major negative impacts on my neighbourhood while offering virtually no tangible benefits. That this project is even being considered shows exceptionally poor fiscal management on the part of mayor, council and staff. Appendix H clearly makes the case that MIRHPPs are not an economically feasible means of addressing the need for affordable rental housing and offers far more effective alternatives.

Second, I strongly support the key arguments made by Christina DeMarco in Appendix E. Among many other points, she rightly notes that:

- a. the location of this tower is NOT at the intersection of two arterials given the quiet residential nature of West Broadway immediately west of the site and thus does not comply with MIRHPP requirements for siting of 14-story structures.
- b. the 1970s tower located two blocks north of the site is substantially smaller than the proposed Alma and Broadway rezoning. This existing tower is mentioned in the referral report as being similar in size to the Alma and Broadway tower but this is NOT the case. The existing tower is 110 feet tall compared to the 172 feet height of the proposed Alma and Broadway tower. In other words, the proposed tower is a **whopping 62 feet taller** than the existing one – and the proposed tower is on higher ground so its relative height is effectively even greater. The existing tower also has a much smaller horizontal footprint and lower density than the Alma and Broadway tower. And even at this relatively smaller size, the existing tower is an anomalous outlier that is already out of scale for the neighbourhood.
- c. MIRHPPs are not really pilot projects at all but are instead intended to measure how far the City can push bonus density, how much local residents will oppose having to bear the brunt of the negative consequences of these huge unwanted structures and how much construction the City can push through in the absence of current plans while disregarding existing plans, zoning and design guidelines. Presenting MIRHPPs as legitimate pilot projects is thus disingenuous.

Third, I note that the vast majority of comments that support this tower offer a single key reason for supporting it – that more affordable rental is needed in Vancouver, including West Point Grey and Kitsilano. I agree with them. We do need more, and specifically more affordable, rentals.

What I disagree with is the form of rental housing offered by this huge out-of-scale tower - a small number of tiny “affordable” lower level units without windows in bedrooms all heavily subsidized by costly tax-payer funded concessions to the developer topped by a greater number of luxury units that will rent for top dollar given their unobstructed views. This is the same dichotomized “poor below and rich above” model that characterizes many other MIRHPP towers. (Why aren’t the “affordable” units on the upper floors??)

So the real questions to pose to those in support of this Broadway and Alma tower are these. Do they specifically like and want this tall tower? Or would they be equally or even more supportive of rental housing provided in a building that fit in more with the scale of the existing neighbourhood? I strongly urge council to reframe the question in those terms. It is entirely possible those whose comments support this tower would be even happier with a rental option in a more human-scale structure which would simultaneously be supported by those opposed to the tower, a win-win scenario all around.

Given the various sites in the Alma/Broadway and Tenth area that are slated for redevelopment as well as the nearby Jericho lands, it seems to me there are many options for adding a great deal of rental housing here without resorting to excessively large and intrusive towers.

Finally, I note that the comment categorized as Other clearly indicates opposition to the proposed Alma and Broadway tower.

Given the many strong arguments against this tower, the fierce neighbourhood opposition to it and the many more economical and less contentious options for increasing rental housing, I call on council to refuse the rezoning application for a tower at Broadway and Alma.

Sincerely,
Roberta Olenick
Vancouver, BC

APPENDIX C

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