

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

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
10/28/2020	10:46	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.	Joyce Chrystal		s.22(1) Personal and Confidential	West Point Grey	No web attachments.
10/28/2020	10:47	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I oppose this proposed rezoning application for a 14 storey tower. The current rezoning application of 172 ft., 14 storeys, and 5.3 FSR is not appropriate for this site. Instead, the previous 2015 rezoning application (that is now on hold) for 100 % secured rental housing in a 6 storey building on this site should be reconsidered. 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.	Doug Chrystal			West Point Grey	No web attachments.
10/28/2020	11:06	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I do not currently live in Point Grey but I had a business in the area on W. Broadway for 15 years. I oppose the rezoning for the following reasons. 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.	Rosette Alkhoury			I do not live in Vancouver	No web attachments.
10/28/2020	11:38	PH1 - 7. CD-1 REZONING: 3701 – 3743	Oppose	Opposed.	Suzie Fong			West Point Grey	No web attachments.
10/28/2020	12:25	PH1 - 7. CD-1 REZONING: 3701 – 3743	Oppose	I oppose an ugly 14 storey building particularly at this site.	Frank Tyers			West Point Grey	No web attachments.
10/28/2020	12:44	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Oppose	I am against the proposed rezoning application for several reasons, some of which include: - 14 storeys sets an unreasonable precedent for future development (healthy density/urban sustainability can be achieved through 6-7 stories rather than 14) - the proposed development does not consider neighbourhood context or integrate smoothly - height dominance will affect liveability and street life at ground level - 20 to 35% allowance for moderate income housing is insufficient. Given the ongoing housing crisis, those earning a "moderate income" starting around \$30,000 leaves behind minimum wage earners. - LRT is a more suitable transit option for sustainable cities going forward- less disruption to neighbourhoods while offering an affordable and efficient option for green transportation. Viability of SkyTrain is dependent on sufficiently high transit ridership, and it is not yet clear how implications from COVID-19 (e.g. social distancing, remote working) will impact the future of transportation in the city. For these reasons, I ask that the City reject the proposed rezoning, and return to the drawing board. Thank you.	Roan Irela Gordon			West Point Grey	No web attachments.
10/28/2020	13:23	PH1 - 7. CD-1 REZONING: 3701 – 3743	Oppose	I am opposed to this rezoning. It is too tall and not suited to area.	John Fang			West Point Grey	No web attachments.
10/28/2020	14:24	PH1 - 7. CD-1 REZONING: 3701 – 3743	Oppose	I wish to have my opposition to this proposal recorded. The Vancouver Plan is not completed and this is another example of development going ahead without recognition of the needs and wishes of the residents. the project is large and disregards the neighbourhood in which it is being situated.	Colleen			Dunbar-Southlands	No web attachments.