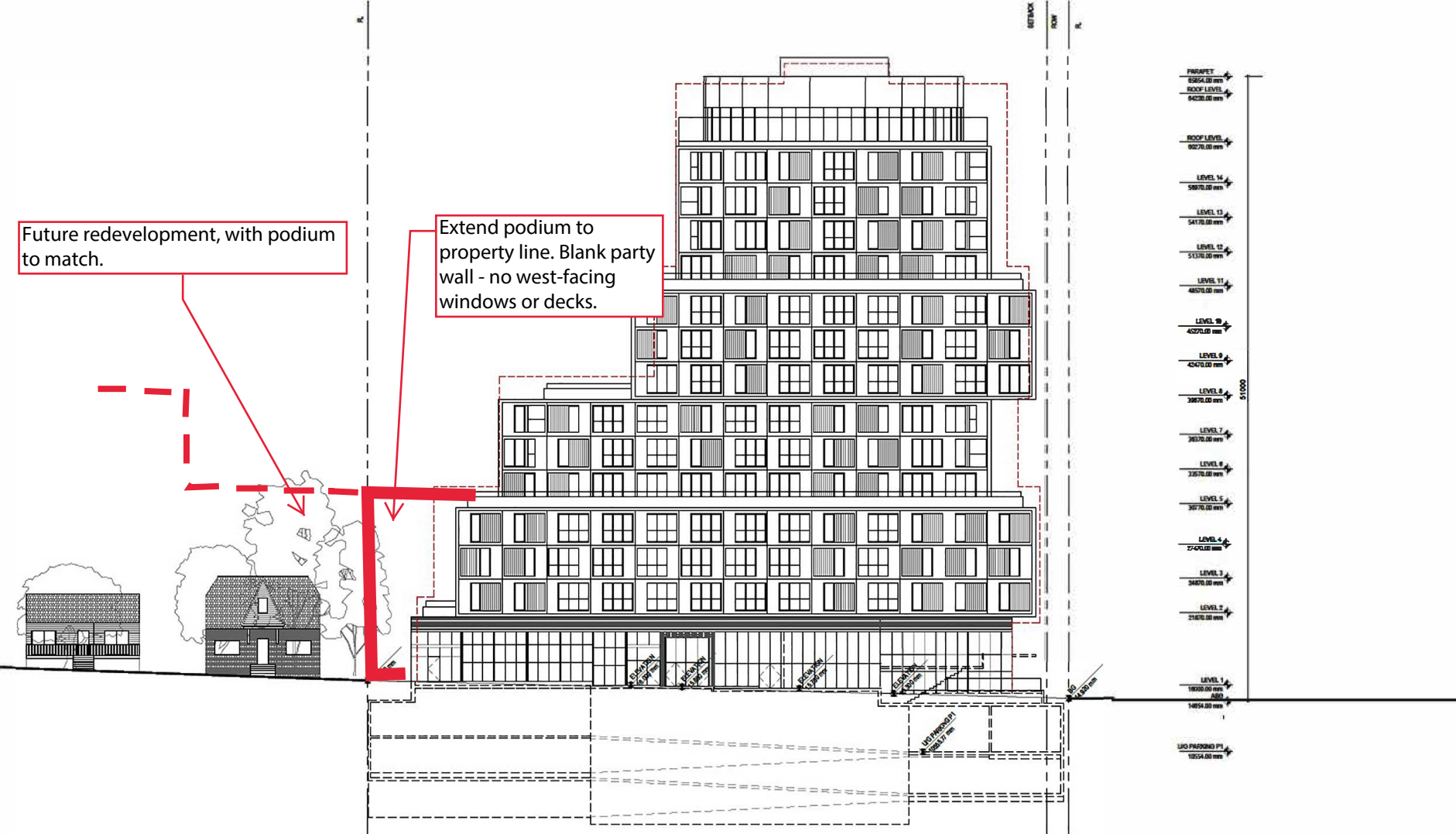


7. CD-1 Rezoning: 3701-3743 West Broadway

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
10/28/2020	19:10	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	Urban Design 1.2 Design development to extend the Level 5 podium to the west property line, with all units facing north and south, with no openings, roof decks or balconies facing west. Our reasons for requesting this amendment are as follows: Instead of pulling the building back, as called for in the Referral Report, we request that the podium be extended to the west property line - as a future party wall. This anticipates redevelopment of the site to the west as a continuous podium along West Broadway. Rather than scaling down the proposed building to respect the retention of single family houses, it is logical and desirable to have the westerly half of the block rezoned to permit more robust multiple family development. What is foreseen here is analogous to the 6-storey Rental 100 model, with the potential for additional density and height in exchange for dedicated below-market rental units. Given the likelihood of a UBC Line Skytrain station in the immediate vicinity, the proximity of the Jericho lands, and existing apartments to the north of the site, retention of low-density zoning would be a wasteful underutilization of land, as well as a missed opportunity to create more affordable rental housing where it is needed and well-suited. These sketch plans illustrate the requested amendment:	Chuck Brook	Chuck Brook Real Estate Advisor Inc.	s.22(1) Personal and Confidential	Downtown	Appendix A
10/28/2020	19:46	PH1 - 7. CD-1 REZONING: 3701 – 3743 West Broadway	Support	These homes will be close to rapid transit (eventually SkyTrain), UBC, jobs, schools, beaches and parks. West Point Grey is a slow-growth, increasingly exclusive neighbourhood that is exporting its share of growth to other neighbourhoods, putting demand pressure on existing apartments. Moderate income apartments (\$30k to \$80k incomes) are badly needed in our current crisis, especially on the West Side. Council has already approved similar projects in East Van on Hastings, and on Broadway at Birch. West side, predominantly single-family detached neighbourhoods need to do their part too.	Campbell Macdonald			West Point Grey	No web attachments.

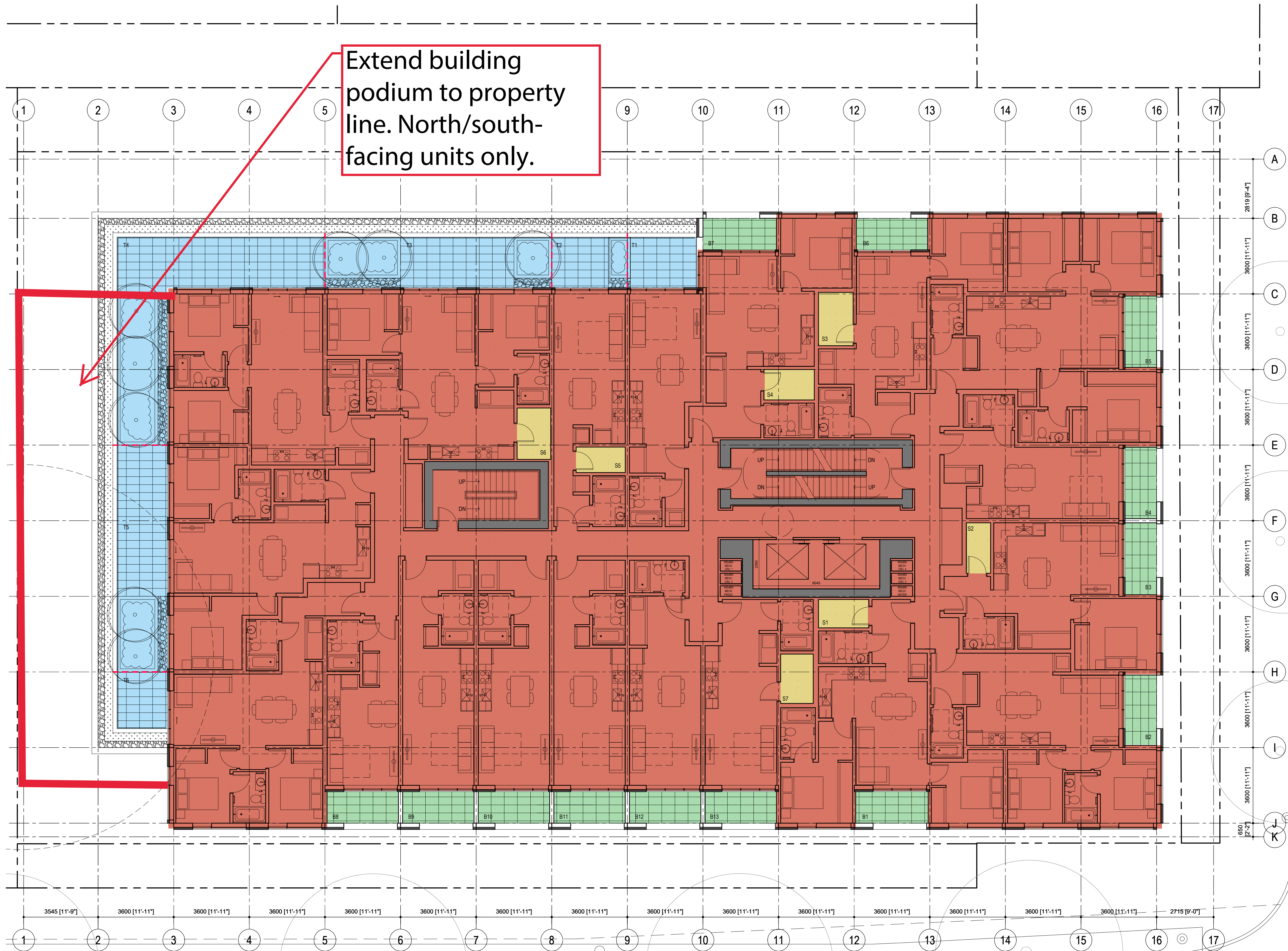
Appendix A



NOT FOR
CONSTRUCTION

- Issue
- 01. SEP 13 2019 - ISSUE FOR COORDINATION
 - 02. OCT 18 2019 - ISSUE FOR REVIEW
 - 03. OCT 18 2019 - ISSUE FOR REVIEW
 - 04. OCT 22 2019 - ISSUE FOR CITY REVIEW
 - 05. OCT 29 2019 - PRE-REZONING APPLICATION REVIEW
 - 06. NOV 08 2019 - REZONING APPLICATION
 - 07. NOV 08 2019 - DESIGN DEVELOPMENT
 - 08. JAN 21 2020 - DESIGN DEVELOPMENT
 - 09. FEB 20 2020 - DESIGN DEVELOPMENT
 - 10. FEB 26 2020 - DESIGN DEVELOPMENT
 - 11. MAR 09 2020 - DESIGN DEVELOPMENT
 - 12. APR 17 2020 - REZONING RESUBMISSION COV REVIEW
 - 13. MAY 08 2020 - REZONING RESUBMISSION
 - 14. MAY 12 2020 - REZONING RESUBMISSION
 - 15. MAY 21 2020 - REZONING RESUBMISSION

Revision

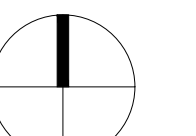


	m2
COMMERCIAL - RETAIL	
CR 1	
CR 2	
CR 3	
CR 4	
LOBBY	
TOTAL	0
RESIDENTIAL	
UNITS	1,062.5
CIRCULATION	156.69
TOTAL	1,219.2
STORAGE	
S1	3.2
S2	3.1
S3	3.7
S4	3.5
S5	3.7
S6	3.6
S7	3.6
TOTAL	24.4
BALCONY	
B1	5.1
B2	5.1
B3	5.1
B4	5.1
B5	5.1
B6	5.1
B7	5.1
B8	5.1
B9	5.1
B10	5.1
B11	5.1
B12	5.1
B13	5.1
TOTAL	66.3
TERRACE	
T1	7.9
T2	8.6
T3	25.9
T4	41.8
T5	26.0
T6	6.5
TOTAL	116.8

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Client
**Westbank
Broadway +
Alma**
3743, 3701 West Broadway

Drawing Title
Level 2



Drawn / Checked
LSAD

Project Code
WBA

Scale
1:100 @ 22 x 34
1:200 @ 11 x 17

Date
TBC

Sheet Number
Revision