

2. CD-1 Rezoning: 2246-2268 East Broadway

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
01/18/2021	09:08	PH1 - 2. CD-1 Rezoning: 2246-2268 East Broadway	Oppose	This application is ill-conceived and imprudent from a sustainability perspective, and the downsides for both the City and the neighbourhood outweigh any potential upsides. 1. Forestalls maximum redevelopment potential of the block for sustainable densification purposes, contrary to overall City vision & policy. The City has a policy that best efforts be made for land assemblies to cover most of or an entire city block, to maximize space for redevelopment and to avoid leaving "orphaned" adjacent parcels. This application does exactly what the policy considers undesirable, i.e. a smaller redevelopment on 4 lots in the middle of a 10 lot block, leaving 3 orphaned parcels on either side. 2. This applicant lacks sufficient experience and has failed to act reasonably. This applicant lacks significant experience on their own in developing multi-storey multi-family buildings in Vancouver. Prior to their purchase of 2246 to 2268 East Broadway, the only development experience that this applicant had, was a low rise development in Squamish, and also a low rise development on Sophia Street in which they were the junior joint venture partner (i.e. they would not have been able to manage on their own). From the perspective of avoiding risk (financial or otherwise), the City should be very reluctant to approve an application by such an inexperienced applicant. This applicant's prior record is mainly as a real estate investor, but not a construction industry player. This applicant has also failed or refused to meaningfully engage with adjacent owners or other neighbours in this neighbourhood to prevent or mitigate any adverse impacts in the event this proposed development were to go forward. 3. Little or no consideration of safety, traffic and other physical impacts. There is virtually no consideration of the impact of increased pedestrian and vehicle traffic in an already congested neighbourhood with Metro Vancouver's busiest arterial highway, Broadway. Nor has there been any consideration of the combined impact with the adjacent land assemblies, and how to mitigate such impacts. There is also no consideration of how the current design unreasonably blocks natural sunlight for adjacent neighbours and blocks views of Broadway. Further, there is no consideration overall as to the impact on the capacity of the local elementary and secondary school, nor has the detailed input of those schools and the Vancouver School Board been sought as to how to place the future influx of school aged children and how to support those children and their families. 4. No provision for social housing, and no disability friendly design. 5. Nothing in building layout or design to prevent spread of COV D-19. There is cogent evidence that droplets and aerosols that spread COV D-19 can spread via airflow, HVAC and sewage systems. 6. No consideration of larger social impact, and no imminent proportionate upgrade of physical and social infrastructure. 7. No Indigenous consultation.	Henry Leung		"s 22(1) Personal and Confidential"	Unknown	Appendix A
01/18/2021	10:42	PH1 - 2. CD-1 Rezoning: 2246-2268 East Broadway	Oppose	6 storeys is too high, 4 storeys would be a more appropriate height. the neighbourhood cannot currently support the density from this project as there is insufficient transportation infrastructure in the immediate area	Roger Wong-Moon		"s 22(1) Personal and Confidential"	Grandview-Woodland	No web attachments.
01/18/2021	10:56	PH1 - 2. CD-1 Rezoning: 2246-2268 East Broadway	Oppose	6 Storeys is too high for this neighbourhood, which is mostly families. The school is at capacity and it is a French Immersion school, which means there are already students being dropped off and picked up by car. Traffic and parking in the area remain problematic. The residents of this neighbourhood support providing affordable rental housing, with a maximum of 4 storeys. Please consider those already living in the Triangle.	Valerie Jackson		"s 22(1) Personal and Confidential"	Grandview-Woodland	No web attachments.
01/18/2021	10:56	PH1 - 2. CD-1 Rezoning: 2246-2268 East Broadway	Oppose	6 stories is too big for this neighborhood. 3-4 stories (or stacked townhomes) is better, as the proposed 6 story building height, density and massing are too big for the proposed space. The proposed size will also exacerbate existing traffic and parking issues. Over-development of E. Broadway will exacerbate existing local amenities such as community centres schools libraries.	Annie Jensen		"s 22(1) Personal and Confidential"	Unknown	No web attachments.

Appendix A

Comments on rezoning application for 2246 to 2268 East Broadway (for January 19, 2021 public hearing)

This application is ill-conceived and imprudent from a planning perspective, and the downsides for both the City and the neighbourhood outweigh any potential upsides.

1. Forestalls future maximum redevelopment potential of the block for sustainable densification purposes, contrary to overall City vision & policy. We understand the City has a policy or guideline that best efforts should be made for land assemblies to cover most of or an entire city block, so that there is more space for redevelopment and to avoid as much as possible leaving "orphaned" adjacent parcels. This rezoning application does exactly what the City usually considers undesirable, i.e. a smaller redevelopment on a small assembly of 4 lots in the middle of a 10 lot block, so that there are 3 orphaned parcels on either side, whose redevelopment potential is forestalled; instead of having the entire block to redevelop. Moreover, this applicant has not used reasonable efforts, let alone best efforts, to engage the adjacent owners for the purposes of coordinating a larger land assembly. The price(s) offered by this applicant to attempt to acquire adjacent lots on the same block are up to \$1million less than the purchase prices for individual lots in land assemblies on the adjacent blocks.

2. This applicant lacks sufficient experience and has failed to act reasonably. This applicant, who is controlled by or is the alter ego of the current owner of 2246 to 2268 East Broadway, lacks significant experience on their own in developing multi-storey multi-family buildings in Vancouver. Prior to their purchase of 2246 to 2268 East Broadway from a shadow flipper, the only development experience that this applicant had, was a low rise development in Squamish, and also a low rise development on Sophia Street in which they were the junior joint venture partner (i.e. they would not have been able to manage on their own). From the perspective of avoiding risk (financial or otherwise), the City should be very reluctant to approve an application by such an inexperienced applicant. This applicant's prior record (or the record of its beneficial owner or alter ego) is mainly as a real estate investor, but not a construction industry player. This applicant has also failed or refused to meaningfully engage with adjacent owners or other neighbours in this neighbourhood to prevent or mitigate any adverse impacts in the event this proposed development were to go forward.

3. Little or no consideration of safety, traffic and other physical impacts. There is virtually no consideration of the impact of increased pedestrian and vehicle traffic in an already congested neighbourhood with Metro Vancouver's busiest arterial highway, Broadway. Nor has there been any consideration of the combined impact with the adjacent land assemblies on the north side of East Broadway as well as Garden Drive and East 10th Avenue, and how to mitigate such impacts. There is also no consideration of how the current design unreasonably blocks natural sunlight for adjacent neighbours and blocks views of Broadway. Further, assuming that there will be families moving into the proposed development and adjacent developments, there is no consideration overall as to the impact on the capacity of the local elementary and secondary school, nor has the detailed input of those schools and the Vancouver School Board been sought as to how to place the future influx of school aged children and how to support those children and their families.

4. No provision for social housing, and no disability friendly design It is unacceptable that this proposed development is for market housing only, in light of the desperate housing crisis that Vancouver finds itself in, and particularly given that this is a low-income neighbourhood. There is no upside for the people who currently live in Grandview Woodland and wish to

stay there long term. This proposal is gentrification without any mitigation or upside for the neighbourhood, and also with significant risk and future costs (fiscal and social) for the City for years to come. It is also notable that the design informed by a comprehensive, barrier free and disability principle, and there is not much in the way of disability friendly design.

5. Design fails to consider impact of COVID-19 There is cogent and growing evidence from Hong Kong, New York, Europe and the rest of the world, that droplets and aerosols that spread COVID-19 and other pathogens, can spread via airflow, HVAC and sewage systems. There is nothing in the design that indicates any measures in building layout or design to prevent spread of COVID-19. Until more is understood about how COVID-19 spreads via airflow, HVAC and sewage systems, and new building standards are developed to address these emergent risks, this application should not be considered, and there should be a temporary moratorium on rezoning and development applications for multi-family residential or mixed use buildings.

6. No consideration of larger social impact, and no imminent proportionate upgrade of physical and social infrastructure and supports. If this proposed development goes forward, one would expect an influx of new residents. However there is no indication of any proportionate upgrades of physical and social infrastructure, e.g. new schools or expansion of schools, traffic rerouting and calming measures, health services, environmental remediation. We have a situation where an inexperienced wbe developer and real estate speculators may profit handsomely, but the neighbourhood bears increased and unsustainable pressure on existing and aging physical and social infrastructure - which will still cost the City.

7. No meaningful Indigenous consultation - whether or not the local First Nations have a right to veto anything, without their blessing, the City is running a risk of future litigation that is not worthwhile even if the City should win in court. This is, as the City constantly reminds everyone, unceded First Nations territory.