

4. CD-1 Rezoning: 1477 West Broadway

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
04/07/2022	13:01	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	1)Consideration should await the Vancouver Plan and NOT be a one off. 2)A high rise of 40 stories is not in keeping with the City's own study of climate responsible building which showed buildings of up to 16 stories to be much more efficient. 3)The building position at one of the most busy traffic intersections in the City is inappropriate for massive numbers of new residences and will be avoided by families.	Alex Ferguson		s.22(1) Personal and Confidential	airview	No web attachments.
04/08/2022	12:17	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	1) This is not what people want. "A majority of respondents indicated a preference for density to spread out with more 6-12 storey buildings distributed throughout rapid transit areas, versus concentrations of over 12 storeys closer to transit stations" - Vancouver Plan 2) The numbers don't add up. While everyone can agree the COV needs additional affordable housing, current capacity plus approved spot rezonings plus tabled spot rezonings plus vision plans can accommodate upwards of 400,000 people over the next 30 years (documented). This figure is way above the projected population growth for that same period (160,000 - Metro 2050 or 260,000 - Vancouver Plan). Therefore, such excessive height is not justified from a capacity perspective. 3) The circumstance is not exceptional. Staff's consideration of the rezoning application prior to the adoption of The Broadway Plan is flawed. The situation is not exceptional and has been created by staff's inability to complete the Plan in a timely fashion. The situation we now find ourselves in is predictable not exceptional. More importantly, input was given on the rezoning of 2538 Birch based on the premise a moratorium was to be implemented on future rezonings in The Broadway study area during the plan's development. If that moratorium does not stay in tact, the input related to 2538 is invalidated. 4) Contextually 1477 does not fit. The proposed 39 stories is obviously oversized in terms of contextual design for the neighbourhood. The idea its height is in line with The Broadway Plan is a fallacy considering the plan is not yet finalized and you can't have it both ways. If the desire is to push this application through prior to the plan's completion then it must be viewed against the existing zoning. If the desire is to have the application viewed against the Broadway Plan, then it must wait for its completion. Anything less and it suggests a predetermined outcome for the Broadway Plan which would be irrefutable proof that the public engagement process is corrupted. 5) Lack of Due Process The public engagement process related to 1477 has been flawed due to a lack of information provided when requested, a lack of reach considering the implications to all residents, poor survey design and misleading language 6) Financial Viability The waiver or reduction of DCLs and CACs means a disturbing lack of improved community amenities provided although there is a significant cost to the community in terms of shadow cast and impediments to views. Additional height is akin to additional real estate and should garner additional funds not less. MIRHPP should not confuse the issue and jurisdictional responsibility (i.e. provincial versus municipal) needs to be considered. 7) Lack of Social Connection Building height is disproportionately related to social connection as are safe streets and sense of community. 8) A reevaluation of Protected Views is needed and not a reliance on antiquated view cones	Peter McGee			airview	No web attachments.
04/08/2022	13:08	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Dear City Staff, Dear Councillors, I live near Broadway and I oppose the CD-1 Rezoning at 1477 West Broadway. There are a lot of issues with this plan, including that the City is ignoring citizens and very likely ignoring Council. There is a disconnect and a growing distrust. This is dangerous. We need to curb this unhealthy tower building in Vancouver. We need long term affordable/social/non-profit housing. But you know that already, right? And I do not mean BC Housing housing. The model the City is working with is broken, "The Market" is broken; it is flooded with illicit money that compete with people's inadequate wages. You are not the market. I hope as a government you can correct the inadequacies of the market through sane and human decisions that create livable/healthy spaces for people and communities. Where is our planning department? Families are leaving Vancouver. People cannot afford to live where they work. And you still flaunt a miserable 20% of suspect "affordable housing". Right now 80% will still not be solving the problem. We do not need more luxury condos. If the city was doing it right, we would have taken control of the market, we would have made it work for us. I have not heard from a planner yet. Do we have a planner in the house? Towers are not communities and rarely allow for communities to happen. Ask people downtown. This plan is not: 1. Environmentally sound: There is research on that. I work multiple jobs and still read the research, I am sure City Hall can do that on paid time. People living in towers downtown are even having troubles with the quality of their TALL buildings. Human density, that is also environmentally sound, is around the 6 storeys mark. 2. It is not socially healthy: we need to live in communities, not segregated in ghettos, even if those are vertical. 3. We do not have enough healthy urban forests and green areas to support the density proposed. We need sane spaces for mental health and the ones we have now are eroding fast due to the increase of people and traffic during the pandemic, while the city keeps chopping and thinning the vegetation. Have you seen the astroturf popping along city streets? Is that also part of the city plan? We have been watching this disaster for years. Stop impoverishing people and manufacturing poverty. Then you build cheap modulars to resolve homelessness issues. These are not healthy for people to live in either. Please think LONG TERM. Make sure money ends up in citizens pockets not quick profits for developers, or REITs, etc etc which also leave problems behind for people to fix on their own dime. City hall staff are civil servants; they should not work for developers. The density the Broadway Plan proposes is not human density. I am tired of writing you letters. Can we begin to come to our senses in Vancouver, curb the addiction to easy money, and think LONG term? Please. Kind Regards, Daniela	daniela elza			airview	No web attachments.

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04/09/2022	14:49	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I strongly oppose the proposed 1477 West BW tower. This is yet another M RHPP project. These sow contention wherever they go. MIRHPP continually involves building structures local residents hate for their excessive size and density. They give away too much in exchange for a paltry number of so-called affordable tiny micro-units. In the case of 1477 West Broadway, the actual number of these and their rents have not even been specified. How can council even consider approving such a half-baked plan' The report on '1477 West BW states height and density align with the Broadway Plan. How can that even be considered justification given that the Broadway Plan is not yet complete' This tower would be ridiculously high, creating major shadowing issues. The existing studies fail to assess shadows at winter solstice, the darkest time of the year. Stop trying to pull the wool over our eyes by neglecting to provide the whole truth. Shadow studies have been inadequate and misleading on a variety of projects approved by Council. The developer will be exempt from CACs and has applied for a DCL waiver. That will force taxpayers to make up lost millions in revenue. Not a fair trade for we don't even know yet how many supposedly affordable units! The report provides no detail about the parks and schools needed to support this large scale development. Staff have not acknowledged that the closest schools to 1477 West BW are not only further away than the High-Density Housing for Families with Children Guidelines contemplate, they are both at full capacity! Towers like this one are NOT green. Building them sets us back from our climate change goals. So why does this Council keep pushing them on us' Please read this: https://brianpalmquist.substack.com/p/high-rise-hypocrisygreenest-city-a51?utm_source=url&utm_medium=mail&utm_campaign=9e5c7ef2-647b-4445-9415-7c13d41a53a2 and here https://www.fsgac.org/1477-w-broadway-rezoning Sincerely, Roberta Olenick Vancouver, BC	Roberta Olenick		s.22(1) Personal and Confidential	nknown	No web attachments.
04/09/2022	17:06	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	The city is unable to cope with the existing density let alone exacerbating the problem ie. constant sirens, garbage everywhere, not enough police, not enough clinics etc.	Ann Connolly			airview	No web attachments.
04/10/2022	11:24	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Stop the \$ profit over housing needy. City staff state that the application's proposed height of 40 storeys & density of 12.3 FSR aligns with the Broadway Plan, even though Council hasn't approved the Plan yet and it sets a huge precedent for the whole Broadway Corridor. The developer is attempting to sidestep \$3.3M in fees and will not make any financial Community Amenity Contributions, the money used for childcare facilities, social housing, and parks. Staff say that no public parks or plazas are shaded by the building, but they didn't assess shadowing at the winter solstice, the darkest time of the year.	Visva Hart			nknown	No web attachments.
04/10/2022	11:42	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I live in Vancouver and I oppose the CD-1 Rezoning at 1477 West Broadway	Janice Parker			nknown	No web attachments.
04/10/2022	12:24	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	1477 Broadway is a cornerstone property: and, it's a cornerstone for the city - not just the neighbourhood. As a citizen who grew up in this neighbourhood, it is obvious to me that this is a vote on an application that is vital to THE CITY'S vision of Broadway (between Clark and Vine). While this vote is limited to one property, it clearly paves the way to the rezoning of the so called 'Broadway corridor'. This vote will fundamentally change the city - and not for the positive. If the amendments are passed, this will be claimed as a victory for density but it will be short lived - even if the further Broadway amendments to zoning are made - and will not create the meaningful change we need in Vancouver. A few monster towers on top of a skytrain station is not the solution. I urge you to vote against this rezoning. I'm also extremely concerned about the lack of public engagement and back room dealing. Eight days before this hearing the Provincial Government has arrived with further supporting legislation. How many of the Vancouver citizens' got the 'postcard' I received informing them that the council was about to drastically alter the cultural, visual and physical shape of the city. Apparently, only those 'affected' - being a small sector of the immediate neighbourhood. As if no one else in the city or region is going to see this huge structure once installed. Broadway and Granville is a unique physical ridge - very visible in many part of the City. While a lot of your planning is thoughtful, the height grab is way too much. I don't live in Metrotown or Metro Vancouver. I live in Vancouver. Stop trying to homogenize the region. Broadway is not downtown. It's UPTOWN and we don't need or want a second downtown. You should be creating a vibrant, diversified community where people want to live, work, shop and enjoy. A strip of huge towers will be a cold, dark area to move through to get somewhere else. I'm hurt about the prospect of 40 storey towers at each skytrain station - or at least at the new stations. I guess City Hall's views won't be impacted. This will not create a meaningful solution to the housing concerns and will instead create an eyesore that will only have a negative impact on the surrounding neighbourhood. If you pass this amendment and the City then realizes the mistake - we'll be left with this one tower that is completely out of keeping with the neighbourhood. Our neighbourhood already has a great mix of housing options - which could be a model for the rest of the City. From Main to Arbutus, from 1st to 16th we are the livable city - many residential towers of 8-15 floors, mixed use and office buildings of 5-8 towers, many mid-level residential buildings of 2-4 stories, duplexes, townhouses, etc. We don't want nor need this scale of building, or this rezoning in order to help the goals we all want for better housing. Let's stick with towers of 15 storeys or less - I could even live with 20 storeys.	Geoff Pitman			airview	No web attachments.
04/10/2022	13:15	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Vote NO on 1477 W Broadway. I am a long-time resident of East Van, opposed to this project because I believe that the major streetscapes of Vancouver belong to all residents. This 39-storey tower should never have been entertained by the Planning Dept, yet we see a whole sleight-of-hand scenario that has brought it to today's hearing. Pls refer to the Fairview/S Granville Action Committee's analysis https://www.fsgac.org/1477-referral-report-errors If this project is approved, it makes a mockery of any idea of 'public engagement' and will show that the Planning Dept and developers, not City Council, are deciding Vancouver's future.	Kelly Talayco			ensington-Cedar ottage	No web attachments.

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04/10/2022	13:37	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I am appalled at council giving approval to the development of a building with 39 floors at the above address. I fear that allowing this development will increase heights of buildings at all other transit stations. I understand that the developer has no obligation to provide community amenities. I cannot believe that this sort of building will provide affordable and appropriate housing for young families in our city.	Julie Donegan		s.22(1) Personal and Confidential	West Point Grey	No web attachments.
04/10/2022	14:03	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Attached is my letter regarding the CD-1 Rezoning at 1477 West Broadway.	Carole Lewis			Fairview	APPENDIX A
04/10/2022	15:57	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	We have lived in Vancouver for over sixty years. Density in this city has over reached its limit including traffic, buildings, etc. causing unnecessary stress to residents. Why is there no consideration of moderation'	Alan & Patricia Morison			Fairview	No web attachments.
				DUPLICATE					
04/10/2022	16:19	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Dear Mr. Major and Councillors, "BIGGER IS NOT BETTER" There are many reasons to oppose this project as is presented. The proposed tower is way too large and tall for this community. This project will no doubt increase the population density in this neighbourhood. However, it does nothing to correct the affordable housing problem in the Lower Mainland. Without proper consideration for green space, parks, schools and other amenities, this only serves to make our neighbourhood less livable. Whilst I am not oppose to increasing the density of this neighbourhood, this can be brought about by a much more thoughtful planning and socially responsible project.	Thomas Wong			Fairview	No web attachments.
04/10/2022	20:35	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	This huge overpowering tower will cast a enormous shadow, change the climate of the neighbourhood both temperature wise, light wise and zeitgeist -wise. t is horrible to contemplate. NO to the developers who are focused on \$ and care nothing for the quality of life in the city. No towers.	Eileen Anderson			Kitsilano	No web attachments.
04/11/2022	06:28	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I live in Vancouver and I oppose the CD-1 Rezoning at 1477 West Broadway	Sharon Ohlsen			Fairview	No web attachments.
04/11/2022	07:49	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I live right in the area. The proposed height is way above neighborhood current zoning	ellen flanders			Kitsilano	No web attachments.
04/11/2022	07:51	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I totally support increased density in the Broadway corridor but anything more than 15 stories will block light and sun and totally change the neighbourhoods. I do not believe the large developers are providing any significant housing for the low income citizens as the rentals are never less than \$3000 pm which I can hardly afford	Mel Ackerman			Kitsilano	No web attachments.
04/11/2022	09:27	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Hello, I live in this neighbourhood and oppose this redevelopment, specifically as to the height of the tower. I am agreeable to 12 stories for redevelopment on that site. The Broadway Plan has not yet been approved so it cannot be possible to approve this proposed rezoning according to that Plan because that Plan is not yet approved and in place; any staff report references to being in accordance with the Plan are not appropriate and preempt the Broadway Plan development and approval process itself. There is no valid reason to allow 'exceptional circumstances' because there are in fact none in this situation. 40 stories height is not appropriate for this strongly residential community w/ commercial/retail on the main arterial. The shadow studies were undertaken at a time of year that do not align with a acquiring correct data. There are insufficient local amenities already in this neighbourhood (lack of parks, day care, schools, community centre). I oppose the proposal to discharge the developer from the requirement of amenity contributions. The City actually needs these contributions to finance its activities and should not be foregoing \$\$ ' no developer should be allowed to negotiate them away. Engagement with the public appears to be for 'show' only as another development at Broadway + Hemlock was approved (old Esso site) for an overheight tower and a third is under consideration (Broadway + Hemlock) at the car dealership site, also an overheight building. The Plan is apparently already in place and being used despite not actually yet receiving official approval. This is misrepresentation and dishonest. The building in question first applied for an excessive underground parkade as to the initial tower height, indicating the original idea for an overheight tower to be 'added' later or after the fact. Were it not the original concept there would be no reason or rationale for such extensive underground parking. The City is not treating this subway station the same was others being developed along this line. Those others are one story stations which would need further development approval at a separate time in the future. Excuses are made for why to treat this station differently now (passenger access) and that makes no sense because plenty of construction goes on at other existing stations and passenger access is managed and maintained all the same. Approval of this tower would trigger changes in value to other existing housing stock in this neighbourhood in a way that will raise property taxes on those properties, increase rents, and put the current building structures themselves at increased risk for demolition/redevelopment so that property owners can maximize value as BC Assessment uses "best use" to assess land values and this overheight tower would become the 'best use' for all other properties in the neighbourhood, displacing the renters in this neighbourhood. This is not acceptable, especially a time of housing affordability cost	Darlene Cripps			Fairview	No web attachments.
04/11/2022	09:52	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I live in the neighborhood and recognize that with improved transportation comes increased density however I oppose building heights over 20 stories as they block out sunlight, destroy views and make the city less livable. Perhaps you could convert some of the single family dwellings into multiple units first before you go destroying the views and access to sunlight.	Mark N Dennis			Fairview	No web attachments.
04/11/2022	10:10	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	This building is too high. 39 storeys on top of a hill already will dominate the landscape. We the residents of this area don't want to live in area that resembles New York or Hong Kong. We want to be able to see the mountains, sky and sun. I think most people are ok with something reasonable - say 6-8 storeys but 39 is ridiculous. Please vote against this I will vote against anyone who supports it in next council election.	James Neil		Fairview	No web attachments.	
04/11/2022	10:17	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I live in the area and I am very much opposed to turning the Broadway corridor into a second downtown. Increases in residential use as well as commercial use can be done without turning the area into a high rise forest. Council MUST oppose this plan.	George Kostiw		Fairview	No web attachments.	

April 10, 2022

Dear Mayor and City Council:

I live in Fairview at s.22(1) Personal and Confidential . I am writing to ask you to vote **NO** to the CD-1 rezoning application at 1477 West Broadway. My reasons for this request are as follow:

- I feel it isn't right that this vote is to take place before the proposed Broadway Plan is presented to Council on May 18, 2022. Approval of this project would ensure this huge building will be built regardless of the outcome of the Broadway Plan vote while at the same time priming the mindset for a yes vote to the Broadway Plan – e.g. oh well, we've already started with the 40 story buildings, so why not continue on? Why not demonstrate that you are transparent and genuine by waiting until after the decision regarding the Broadway Plan is actually made?
- Vancouver touts itself as wanting to be a groundbreaking Green City in this century and beyond. Many studies are concluding that high-rise aren't the way to go to reach that goal.
 - 2019 BC Hydro report says high rises use 4X the energy per unit than low-rise, even with improvements in energy efficiency.
 - USA and European studies show that the lifecycle CO2 emissions are lower for low-rise than high-rise with the same areas and density.
 - Vancouver's Net Zero Plan says low-rise is best for energy efficiency.
 - A Vancouver study by RDH states that high-rise energy use increased over 30 years despite supposed improvements in energy efficiency.We are all very concerned about climate change and the effect it will have on future generations. We expect our elected officials to be constantly mindful of how their decisions fit into a concerted effort to move towards net zero.

I feel so very disappointed in the lack of vision that the City of Vancouver is exhibiting in the wholesale high-rising along the Broadway corridor. The truly great cities of the world are innovative in their approach to densifying and steadfastly committed to fighting climate change and decreasing their carbon emissions. Vancouver is turning into a city of nothing but tall glass rectangles with no real style or character. This approach to densification hasn't alleviated the affordable housing crisis we are experiencing, and indeed seem to exacerbate it by driving up average rental rates in various neighbourhoods around the city.

I will be writing further regarding the proposed Broadway Plan, but for now, I ask that you vote No to the CD-1 rezoning application at 1477 West Broadway.
Thank you.

Carole Lewis
s.22(1) Personal and
Confidential