4. CD-1 Rezoning: 1477 West Broadway

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
04/11/2022	18:01	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	yikes, 4o stories! we have destroyed downtown making it a concrete jungle with trees and green space disappearing every year. Now you are moving onto Broadway as your next concrete jungle. What happened to our vision of being a green city, about being a livable, city focused on sustainability and climate change. suddenly you are focused on concrete, glass, towers and density which is opposite of sustainable and green. City Council has lost its way!!!!!	G. Loewen		s.22(1) Personal and Confidential	West Point Grey	No web attachments.
04/11/2022	18:05	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I am appalled at the thought of a 40 story tower on Broadway. Please stop this madness and build lower buildings that have a chance of developing a community, not a building of strangers. As an environmentalist, I am totally opposed to the direction the city is pushing towards: concrete, glass, high density, and lack of community and green space.	M. Felker			West Point Grey	No web attachments.
04/11/2022	20:31	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	The proposed height and density appear to be out of scale for this location. I would suggest that such a structure should be surrounded by green space and outdoor recreation opportunities. Residents would benefit as Would neighbours who would face darkness and shadowing. The current plan suggests that the residents of the lower floors of this and neighbouring buildings would be living in an environment similar to living in a basement. Something I've heard many speakers in past public hearings bemoan as non acceptable housing. For the city as a whole plus this iconic intersection and gateway to downtown it feels a little selfish monopolizing an the amazing view and flooding the sidewalks with added volume to the subway users. Agreeing to support this development could set a precedent to permanent loss of pedestrian connection to a view of our ever changing sky.	I. Sewerin			Unknown	No web attachments.
04/12/2022	09:23	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	While I do support the REZONING of this site to CD-1, I oppose the total height of 39 stories as well as the limit of only 20% below-market rentals. My preference would be to see the total height between 25-32 stories and below-market unit percentage to be 40%. Given that no other buildings in this area come close to 39 stories, I think this building will look fairly out of place along the corridor. I also worry that if there are a total of 223 units, and only 44 are below-market, this building will be unaffordable to most folks in Vancouver. Thanks.	Rachel Goossen			Unknown	No web attachments.
04/12/2022	10:21	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Dear Mayor and Councillors: I am writing to you today to oppose developer PCI Group's pitch for a 39-storey mixed-use project above the South Granville subway station. Despite having all the obvious things the Broadway Plan wants to see in all neighbourhoods, including a grocery store, some (barely) affordable housing, along a subway route (TOD), it is not reason to approve this plan. For all the residents who chose to live in the area rather than amongst a sea of tall towers downtown, there must be a way to house people in lower-rise buildings with true affordability and nearby grocery stores. Let's not just settle for this plan because a developer wants to build it. and profit extensively. We don't need another skyscraper with tiny one-bedroom units because we already have enough of these. We need housing for families, and towers are not suitable for small children who need backyards, nor are they sustainable (and that goes the same for the concrete and steel subways). The City should not give in to developers who plan to profit under the guise of providing more "affordable" housing, and instead build the kind of livable housing we need. This point cannot be driven home	Evelyn Jacob			Kitsilano	No web attachments.

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