

PH2 - 4. CD-1 Rezoning: 1477 West Broadway - OPPOSED

| Date Received | Time Created | Subject | Position | Content | Name | Organization | Contact Info | Neighbourhood | Attachment |
|---------------|--------------|--|----------|--|------------------|--------------|------------------------------------|-----------------|---------------------|
| 04/14/2022 | 12 06 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | I am writing to express my concern about the proposed development at 1477 West Broadway. I am a resident of s. 22(1) Personal and Confidential and live on the 10th floor facing the proposed tower. While I support transit oriented development, I am opposed to the height proposed in this development, which had already been approved for only 5 stories. The shadow cast by 39 stories will block the sun for even longer periods during the year, and we are already behind the shadow of the new Masonic Center tower in the block to the north. I believe you could achieve higher density through a more horizontal development of terraced homes, which would not create a new concrete jungle of towers in our neighbourhood. I urge you to consider approving a lower height for this proposal. Thank you. | Blair Montgomery | | s. 22(1) Personal and Confidential | Fairview | No web attachments. |
| 04/14/2022 | 12 09 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | Height and density is a too drastic of an increase, too intrusive and lacks thorough urban design analysis (shadowing, look and feel, traffic, parking, etc). Learn from the mistakes made on Cambie between 5th and 8th (Whole Foods, Cdn. Tire, etc). People won't go there unless they live within walking distance. It's so congested and impractical, expensive parking, a nightmare to navigate, even with the Canada Line station nearby and on foot. | maria mclean | | | South Cambie | No web attachments. |
| 04/14/2022 | 12:17 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | City staff state that the application's proposed height of 40 storeys and a 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 including Jericho. 40 stories is too many! | Claire McClean | | | West Point Grey | No web attachments. |
| 04/14/2022 | 12 27 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | WE STRONGLY OPPOSE any rezoning along the Broadway corridor. These plans are destroying this city -- we want to reduce population density, not increase it. | Kenton Starko | | | West Point Grey | No web attachments. |
| 04/14/2022 | 12 31 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | I am opposed to this rezoning. It has been brought forward for council approval ahead of the Broadway plan even though it would set huge precedents for the whole Broadway corridor. t is far too high at 40 storeys and too dense. t will set a scale of development that would inflate surrounding land values and displace many existing renters and owners from existing affordable older units. t is unsustainable and increases the embodied carbon. | Elizabeth Murphy | | | Unknown | No web attachments. |
| 04/14/2022 | 12 32 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | I have serious concerns about this proposal as the scale of this building is far too large for the area and will have a very adverse effect on the other potential developments in the area. This sets a precedent for other humongous structures to be built along the Broadway corridor which will squeeze out the small rental buildings that still offer affordable rents. BC already has the highest eviction rate in Canada. Why have the planners being able to bring this proposal forward in advance of the Broadway Plan which goes to Council next month. It is my understanding that PCI has already built a foundation for a building that is 40 stories in height. It seems unlikely that this company would have spent such an enormous amount of money in supporting a 40 story structure if the planners hadn't given them the green light or just assumed council would endorse it. The city of Vancouver has been on a building frenzy for the past 10 years but very little has resulted in affordable rents for the majority of Vancouverites whose median salary is \$50,250 00 per annum. This is the group who desperately need affordable housing. Presently 66% of the rental in Vancouver is for individuals who earn over \$80,000.00 per annum and who can readily access the rental market. Why are the planners recommending that 3 3 million in development fees be waived. This is a travesty and will put even more of a tax burden on the average tax paying Vancouverite. | Paolo Meret | | | Unknown | No web attachments. |
| 04/14/2022 | 12 34 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | I vehemently oppose this development size and how it will set the trend for future development along the Broadway Corridor. | Lesley Belanger | | | West Point Grey | No web attachments. |
| 04/14/2022 | 12 34 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | I noticed someone who supports 1477 West Broadway said they liked the sonnwendviertel ost development in Vienna and seemed to liken it to the tower at 1477 West BW. But this tower is completely different from the Viennese project, night and day. The Vienna project does NOT have 39 storey towers. It is carefully planned subsidized housing with ownership options. It has limited heights to around 10 storeys max, many lower than that. t is rather like a coop in that multiple units share a single kitchen, roof deck and other common spaces. It has zig zaggy walkways to provide a variety of views as people walk, which would not happen walking in a straight line. People can participate in planning and designing their own units as they are built. It uses innovative architecture. The closest thing I can think of in Vancouver is the Arbutus Walk area in design though that lacks the subsidized/coop features of sonnwendviertel ost. I would be thrilled to see that Viennese model for housing applied in Vancouver. No towers, low rise buildings that do not overshadow everything, carefully placed windows to ensure sunlight gets into all units, communal space -- and no random spot rezonings cropping up like mushrooms all over the place as we have in Vancouver. In Vienna, this is an actually PLANNED livable truly green community. 1477 West BW is the antithesis of this. For info on sonnwendviertel ost: https://www.youtube.com/watch?v=OiUJXjineQ0 https://www.wohnfonds.wien.at/media/Website%20PDF-NFO%20Downloads/English%20Information/Broschure_Sonnwendviertel_2018_englisch_web.pdf | Roberta Olenick | | | Unknown | No web attachments. |

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| 04/14/2022 | 12:47 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | Dear Councillor Wiebe, I know that the development of this lot is inevitable, but the density of the plan is not suitable for the area and I hope that urban planning can turn this huge development into a smaller one. Thank you for your attention on this matter!! s. 22(1) Personal and Confidential" Sophine Chang | Sophine Chang | | s. 22(1) Personal and Confidential | West Point Grey | No web attachments. |
| 04/14/2022 | 12:48 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | City staff state that the application's proposed height of 40 storeys and a 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 including Jericho. How can Council reconcile this highrise approach with their environmental goals? There's a feeling for me of being railroaded into an unpleasant future vision for the city. There are better ways to meet the needs of growth for the city without compromising the city we already have. | Colin Floyd | | | Kitsilano | No web attachments. |
| 04/14/2022 | 12:49 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | Dear Councillor Swanson, I know that the development of this lot is inevitable, but the density of the plan is not suitable for the area and I hope that urban planning can turn this huge development into a smaller one. Thank you for your attention on this matter!! s. 22(1) Personal and Confidential" Sincerely, Sophine Chang | Sophine Chang | | | West Point Grey | No web attachments. |
| 04/14/2022 | 12:49 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | These types of towers don't belong outside of downtown. This type of tower will just make the city less and less green and more and more unliveable. Too much shading around adjacent streets. Too carbon intensive to build. Too energy inefficient to operate. Stop trying to make Vancouver like Toronto and focus on making it livable for everyone. | Erica weiss | | | West Point Grey | No web attachments. |
| 04/14/2022 | 12:49 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | Too big for the neighbourhood | ta Margalit | | | Fairview | No web attachments. |
| 04/14/2022 | 12 50 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | Dear Councillor Kirby Yung, I know that the development of this lot is inevitable, but the density of the plan is not suitable for the area and I hope that urban planning can turn this huge development into a smaller one. Thank you for your attention on this matter!! s. 22(1) Personal and Confidential" Sincerely, Sophine Chang | Sophine Chang | | | West Point Grey | No web attachments. |
| 04/14/2022 | 12 50 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | This communication is last minute, as my appraisal of the situation at Jericho beach has also been last minute. I am taking the time to reach out and express my concerns about the precedent the 40-story zoning will be setting for the entire Broadway corridor, as well as the Jericho Lands. I am concerned that any high rise of that size is being proposed, let alone on land that valuable from an ecological perspective. High rises are known to lead to negative outcomes, not only for the land they occupy and those on the ground, but also for the people inside of them. Vancouver has excessive amounts of vertical sprawl as it is, and the decision to build more glass skinned buildings, which are half as efficient as mid-rises, according to data from BC Hyrdo itself, is regressive and wasteful. This rezoning is also being predicated on complying with the "Broadway Plan", which has not itself been passed. This seems like a way to circumvent due process on these matters, and exclude the public at large from any voice or say. In the year of a municipal election, decisions like this can become quite pivotal for voters, as they should be. The decision to build more vertically is short sighted from every perspective, and there is no evidence to support any claims these buildings would do anything but damage the environment and the people inside them, when compared with sustainably designed low rises. t would be in the best interest of the city, and citizens of Vancouver, to give more time for public input on this matter, and not allow this zoning to pass at this time. | Alexander Hamilton | | | Unknown | No web attachments. |
| 04/14/2022 | 12 50 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | Dear Councillor Fry, I know that the development of this lot is inevitable, but the density of the plan is not suitable for the area and I hope that urban planning can turn this huge development into a smaller one. Thank you for your attention on this matter!! s. 22(1) Personal and Confidential" Sincerely, Sophine Chang | Sophine Chang | | | West Point Grey | No web attachments. |
| 04/14/2022 | 12 50 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | I fully support the need for additional housing and increased density in Vancouver, particularly along transit lines such as Broadway, but strongly oppose the idea of a 39 story tower at this site. Not only would a tower of this height be completely out of context with the surrounding neighbourhood but it would set a dangerous precedent for development all along the Broadway corridor, including the Jericho Lands project. | Lisa Tuer | | | West Point Grey | No web attachments. |

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| 04/14/2022 | 12 51 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | Dear Councillor Degenova, I know that the development of this lot is inevitable, but the density of the plan is not suitable for the area and I hope that urban planning can turn this huge development into a smaller one. Thank you for your attention on this matter!! s. 22(1) Personal and Confidential" Sincerely, Sophine Chang | Sophine Chang | | s. 22(1) Personal and Confidential" | West Point Grey | No web attachments. |
| 04/14/2022 | 12 51 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | There has been a lack of public consultation about this building, particularly with respect to its height. I do not trust the City of Vancouver staff to follow due process for this and other developments anticipated north and south of Broadway. The proposed height of 1477 West Broadway will block a lot of sky and sun, and is an alarming precedent for the overall Vancouver plan. There is too much height, too much density, and too little focus on preserving the character of these neighbourhoods and the value of open space. Let us not replicate the dark, windy, soulless core of downtown Vancouver. | Paula Caird | | | Fairview | No web attachments. |
| 04/14/2022 | 12 52 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | Dear Councillor Dominato, I know that the development of this lot is inevitable, but the density of the plan is not suitable for the area and I hope that urban planning can turn this huge development into a smaller one. Thank you for your attention on this matter!! s. 22(1) Personal and Confidential" Sincerely, Sophine Chang | Sophine Chang | | | West Point Grey | No web attachments. |
| 04/14/2022 | 12 52 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | Dear Councillor Hardwick, I know that the development of this lot is inevitable, but the density of the plan is not suitable for the area and I hope that urban planning can turn this huge development into a smaller one. Thank you for your attention on this matter!! s. 22(1) Personal and Confidential" Sincerely, Sophine Chang | Sophine Chang | | | West Point Grey | No web attachments. |
| 04/14/2022 | 12 53 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | Dear Councillor Carr, I know that the development of this lot is inevitable, but the density of the plan is not suitable for the area and I hope that urban planning can turn this huge development into a smaller one. Thank you for your attention on this matter!! s. 22(1) Personal and Confidential" Sincerely, Sophine Chang | Sophine Chang | | | West Point Grey | No web attachments. |
| 04/14/2022 | 12 53 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | Dear Councillor Boyle, I know that the development of this lot is inevitable, but the density of the plan is not suitable for the area and I hope that urban planning can turn this huge development into a smaller one. Thank you for your attention on this matter!! s. 22(1) Personal and Confidential" Sincerely, Sophine Chang | Sophine Chang | | | West Point Grey | No web attachments. |
| 04/14/2022 | 12 54 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | Hello. I want to express my opposition to the City's plan to allow the construction of enormous towers along Broadway (and on Jericho lands) as part of your Broadway corridor plan. Tower of that height destroy a city. They block the sun. They block the sky. They cast enormous shadows. They block the view that gives joy to so many people in this city. They are inhuman in scale; in recent decades, researchers have found that high rise towers contribute to loneliness. People do not know their neighbours. Such buildings are frequently designed so you can't move easily between floors (i.e. you need a pass). They contribute to a lack of fitness: many of us will walk up 3 or 4 or 5 flights of stairs, but not 10, 20, 30 or 40. My father's friend died of a heart attack when he decided to walk down 12 stories to get to a medical appointment. The elevator in his building had been out of commission for 2 days. I was a long weekend, they couldn't get service people in. So this man, in his 70s, set out to walk down the stairs so that he could get to a doctor. He didn't make it. PLEASE: look at models of cities which are successful. We definitely need more housing, but fancy high rises are not going to meet the need. Let us line our streets with human scale 4-5 story buildings, which do not block the sun or sky, and allow people a change to know and mingle with their neighbours. I feel that our beautiful city is being run by people who are more interested in relationships with developers than in stewarding a healthy and vibrant city. I hope you will prove me wrong, and put an end to 40 story towers. Thank you. Lesley Stalker s. 22(1) Personal and C | Lesley Stalker | | | Kitsilano | No web attachments. |
| 04/14/2022 | 12 59 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | Dear Mayor of Vancouver Mr. Kennedy Stewart. I know that the development of this lot is inevitable, but the density of the plan is not suitable for the area and I hope that urban planning can turn this huge development into a smaller one. Thank you for your attention on this matter!! s. 22(1) Personal and Confidential" Sincerely, Sophine Chang | Sophine Chang | | | West Point Grey | No web attachments. |
| 04/14/2022 | 12 59 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | I DO NOT WANT 40 STORY BUILDINGS AT BROADWAY AND GRANV LLE | JANE | | | Kitsilano | No web attachments. |
| 04/14/2022 | 13 01 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | This is a questionable rezoning, that should be rejected. Geared for a for profit developer. Too much concessions, for too little affordable housing | Colin McGrath | | | Kitsilano | No web attachments. |

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| 04/14/2022 | 13 01 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | I'm opposed to the rezoning for 1477 W. Broadway @ Granville for all the following issues: 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. | Nafisa Fera | | s. 22(1) Personal and Confidential | West Point Grey | No web attachments. |
| 04/14/2022 | 13 02 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | My first question is why is this application from PCI allowed to jump the queue for a public hearing as the Broadway Plan is proposed to go to Council next month. If approved this sets a precedent for other developers who will be demanding the same heights for their projects. The area around Broadway still has some lovely, small rental buildings that are affordable for the many who live in them, some for years. With the massive increases in property taxes a structure like this will bring to the surrounding area it will force small apartment owners to sell, quite often to large corporations and REITS. These type of sales generally bring in mass renovations This will definitely not create affordable rents for the large number of Vancouverites who rent. Their median income per annum is \$50, 250.00. May I remind Council that BC already has the highest eviction rate in Canada, as buying up older apartments has become a lucrative investment for large companies with deep pockets. Why are the city planners recommending that the 3.3 million dollars in development fees be waived for this company. This is taxpayer's money and will place an additional burden on taxpayers who are already struggling financially and for what' Will this company be contributing in anyway for the huge amount of infrastructure and community resources that would be needed if this project is approved. | Barbara May | | | Unknown | No web attachments. |
| 04/14/2022 | 13 04 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | We don't need more luxury condos in this neighbourhood. We need 3 bedroom family units at affordable prices. Unless ownership is restricted to resident home owners only & excludes investors it provides no relief to Vancouver's housing crisis. | Joan McCarthy | | | Fairview | No web attachments. |
| 04/14/2022 | 13 05 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | As this is clearly only the beginning of an insane upzoning, profiting mostly the developers, it is yet another sad step to make a "livable" City an "unlivable" and "unaffordable" one in spite of all the uniformed rhetoric. | Viviane Hotz | | | Kitsilano | No web attachments. |
| 04/14/2022 | 13 07 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | I oppose this plan. | Victoria Scudamore | | | West Point Grey | No web attachments. |
| 04/14/2022 | 13 08 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | Scale is not appropriate. Using the Broadway plan when it has yet to be approved. | Jean Baird | | | West Point Grey | No web attachments. |
| 04/14/2022 | 13:12 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | i am definitely against the proposal to make this project bigger. | karlf felder | | | Kitsilano | No web attachments. |
| 04/14/2022 | 13 20 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | I am opposed to this development for many reasons but the main one is that it is simply too high and too large for the neighbourhood. There are two other developments that have been approved at 24 and 28 floors. This is more than high enough. 39 floors is simply untenable for the following reasons. 1) t will cast a shadow across the neighbourhood leaving residents like myself literally in the dark for most of the day. 39 stories is a skyscraper. Keep it to 24, no higher. 2) There has been no infrastructure upgrades in the area to accommodate this massive new development. There is no pedestrian crosswalk at West 8 and Granville. No upgrades to the nearby West 7th bike route. No "safe streets" or patio plazas" in the area north of West 12th. How are all these people going to safely get around' 3) Vehicles: where are all these vehicles going to go' The development is sitting on top of a skytrain station. We do not need all of these additional cars coming and going into this building. 285 vehicles' This is crazy. 4) Public amenities. Broadway and Granville is a transit corridor. t is Highway 99. Why are we putting all of these people in what is already a traffic nightmare' I understand it better if it was an office building but this is where people are expected to live. Where are the residents supposed to walk their dogs or children' There are very few public amenities, like parks, in the immediate surrounding area. This is not exactly a dog or child friendly area. Please reduce the overall size of this building to no more than 24 floors. At 24 floors, it will still be one of the highest buildings in the neighbourhood. Most are no more than 12 floors currently. | Gary Carre | | | Fairview | No web attachments. |
| 04/14/2022 | 13 24 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | This project is way out of line with community plans, it's height will obstruct view cones, and it will only set a precedent that will make the neighbourhood more expensive due to land lift and push current residents out. | Shannon Blakeman | | | Mount Pleasant | No web attachments. |
| 04/14/2022 | 13 26 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | t is my understanding that the vast majority of people who are supporting this project as proposed do not live in the immediate area of the proposed project. Please consider proximity when considering public feedback. Thank you! | Patrick Lavin | | | Fairview | No web attachments. |
| 04/14/2022 | 13 27 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | Do you really have to ask' | Sandra G McCrone | | | Kitsilano | No web attachments. |
| 04/14/2022 | 13 27 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | Please do not allow this 39 or 40 storey building on Broadway. It will set a precedent of more such buildings to be built along Broadway with the resultant shadowing of the residences in Fairview slopes. | Mary Downe | | | Kitsilano | No web attachments. |

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| 04/14/2022 | 13 28 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | I am against the height of this building. | Judy | | s. 22(1) Personal and Confidential | Unknown | No web attachments. |
| 04/14/2022 | 13 28 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | I am appalled at the secretive manner in which this development has been undertaken, and dismayed that CoV staff are prepared to act so transparently in the interests of developers. We are in an affordability crisis!! We Do Not need more luxury housing in Vancouver. And a change of this magnitude to our streetscape is bizarre, aberrant and unwelcome. Stop messing with OUR CITY. Residents and Taxpayers must be included in the planning process '. and not after plans have been found in a dumpster!!!! CoV staff are playing God and working in concert with developers to make drastic and permanent changes to this beautiful City. | Charlotte Goelz | | | West Point Grey | No web attachments. |
| 04/14/2022 | 13 33 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | NO! NO! NO! 40 storey rezoning at Granville and Broadway is the thin edge of the wedge. Their proliferation will destroy the vista we still have, albeit already marred. | Reynold Harris | | | Kitsilano | No web attachments. |
| 04/14/2022 | 13 34 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | To whom it may concern I am opposed to the building of a 40 storey building at the location of Broadway and Granville. Such a large building is so out of place outside the main downtown core. Shadowing, density, skyline are just some of the factors that make it a mismatch for this area. | Warren yamasaki | | | Kitsilano | No web attachments. |
| 04/14/2022 | 13 35 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | This tower proposal and others that will surely follow if this is approved are extremely unfriendly to families. Housing for families is non-existent in any of these new developments, and housing families in towers is terrible for children and teenagers. Children are the lifeblood of a city and no new family friendly housing has been built in years. The city needs to go back to the drawing board and try to figure out how to house families, instead of focusing on maximizing density to pay for Skytrain. | Jan Struivig de Groot | | | West Point Grey | No web attachments. |
| 04/14/2022 | 13 35 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | I am opposed to the Plan regarding our neighborhood and implementing high rises to replace low rises between Oak St through to Granville. I will continue to follow your plans and fight beside my neighbors. | Suzanne vallieres | | | Fairview | No web attachments. |
| 04/14/2022 | 13 38 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | Dear Council, The great European cities are so beautiful - because most don't permit tall buildings of any sort. They want to preserve the beauty and views of their cities. You'll note that Paris has a height restriction on residential buildings of 50 feet (I used to live/work in France) = no tall residential buildings. Big commercial towers are clustered in one area and not spread throughout the city Vancouver already has high-rise condos and apartments in the downtown, Coal Harbour, Yaletown and West End. Those areas have limited view corridors.. F you want to build more 40-story buildings, put them in the areas that already have tall buildings, don't go around ruining yet more Vancouver neighbourhoods and destroying more view corridors.. IF you are trying to make Vancouver as ugly as many American cities, B NGO, this is the way to do it. If you want Vancouver to be a beautiful city, then this rezoning proposal should be withdrawn and resubmitted with a much lower height restriction, Go ahead and build 6-10 story Buildings for commercial and residential use - they are fine. but not a 39 story monster building. | Janis McKenna | | | West Point Grey | No web attachments. |
| 04/14/2022 | 13:43 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | I so much agree with more density, but not this much height. Of course, developers are all in, but residents don't have this mega-tower vision for this strip of the city. Who will rent here' Singles' 39-storey towers are not for the families that we so much need. (Yes, want I want most of all is for young people in Vancouver to actually be able to make it here and start families). There are not parks, schools, community centers, and frankly space, to support this. ***New housing supply should be distributed broadly throughout Vancouver's many neighborhoods, maintaining as much as possible the character, sunshine, & greenspace of those neighborhoods.*** Vancouver is the pride of urban planning around the world because it hasn't made huge development mistakes like this. Let's not mess it up now. I agree with Brian Palmquist: This is not the Vancouver we want. | Alida Mackenzie | | | Kitsilano | No web attachments. |
| 04/14/2022 | 13:44 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | This development does not provide enough affordable housing for the size of the building. With only 20% below market rentals, this development only benefits the developer and does not provide more affordability to Vancouver. | M. McGrath | | | Unknown | No web attachments. |

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| 04/14/2022 | 13 52 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | I am writing to voice my concerns and opposition to this development. I am a long time resident of Vancouver (born and raised), and of Fairview for the past 10 years. I do see the need for additional affordable rental housing, but a 39 storey tower (over 2x taller than the tallest one in the area - and at the peak of a hill) as proposed is overly excessive for the neighborhood. The new development on W.8th between Granville and Hemlock is also a rental tower and so far remains over 50% unoccupied. Building this much supply at a time when there are already two high density developments within a 3 block radius is too much. There are numerous reasons as to why thousands of residents have chosen to live in Fairview and not in the Downtown core and it is due to the character of the neighborhood, the atmosphere, green space and natural lighting and the lack of tall towers. A shorter development would suit the area better and also accommodate a trend to add density without making the current residents feel vilified and ignored as developers and city staff push through such proposals without listening to local residents, whom are going to be impacted the most. Further, independent studies conducted of the design indicate that this new development seems destined to cast shadows on the seawall during the winter and further reduce the availability and presence of natural lighting during the cooler, darker winter months which overall makes the area less desirable for long-term residents, and only seems to support further transience in the area as opposed to adding homes for new long-term residents in the city. | Herbert Yen | | s. 22(1) Personal and Confidential | Fairview | No web attachments. |
| 04/14/2022 | 13 52 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | I am simply appalled by the aggressive rush to put more huge tall buildings in our city. This building will have a huge environmental impact in an already fragile neighbourhood. and if history has taught us, the new buildings rarely meet any of the truly affordable criteria or bring the better amenities that they promise. I absolutely oppose this development in its current form. | Susan Penner | | | West Point Grey | No web attachments. |
| 04/14/2022 | 13 54 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | I am writing to voice my concerns and opposition to this development. I am a long time resident of Vancouver (born and raised), and of Fairview for the past 10 years. I do see the need for additional affordable rental housing, but a 39 storey tower (over 2x taller than the tallest one in the area - and at the peak of a hill) as proposed is overly excessive for the neighborhood. The new development on W.8th between Granville and Hemlock is also a rental tower and so far remains over 50% unoccupied. Building this much supply at a time when there are already two high density developments within a 3 block radius is too much. There are numerous reasons as to why thousands of residents have chosen to live in Fairview and not in the Downtown core and it is due to the character of the neighborhood, the atmosphere, green space and natural lighting and the lack of tall towers. A shorter development would suit the area better and also accommodate a trend to add density without making the current residents feel vilified and ignored as developers and city staff push through such proposals without listening to local residents, whom are going to be impacted the most. Further, independent studies conducted of the design indicate that this new development seems destined to cast shadows on the seawall during the winter and further reduce the availability and presence of natural lighting during the cooler, darker winter months which overall makes the area less desirable for long-term residents, and only seems to support further transience in the area as opposed to adding homes for new long-term residents in the city. | Herbert Yen | | | Fairview | No web attachments. |
| 04/14/2022 | 13 54 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | I am against the mega highrise that is proposed for this location. Higher density is understandable but not at a "downtown" level which will destroy any community sese. i do recognize that this will benefit developers . Surely this is not the priority and there should be other ways in a more integrated lower rise plan to get the subsidized housing which the city seems to value over everything else | Pearce Wilcox | | | Unknown | No web attachments. |
| 04/14/2022 | 13 55 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | To Mayor and City Council I am opposed to this rezoning application. This rezoning pre-empts the Broadway Plan. The form and height of the development at the subway stations should be part of the discussion of the Plan. Also I note that the Vancouver Plan is suggesting a very different form around any future rapid transit stations than what is being proposed here. Please reject this rezoning application. Larry A. Bengé | Larry A. Bengé | | | Unknown | No web attachments. |
| 04/14/2022 | 13 56 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | a 40-storey building could work as office space, it is not suitable for accommodation, because the scale means it is almost impossible to build a community. Furthermore, living close to noisy transit has been studied and found to be unhealthy, especially for children and seniors. | Gretchen J Ingram | | | Kitsilano | No web attachments. |
| 04/14/2022 | 14:14 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | I am totally opposed to a 40 Storey Building at 1477 West Broadway and Granville Street. We have already lost our view corridors due to all the greedy developers who seem to be running this City Council and its decision making. Vancouver was once called the most Beautiful City in the World. Do you really want us to be known as the City with all the CONCRETE TOWERS, which by the way are not GREEN. Neither is VANCOUVER'S constant demolition into our lands fills GREEN. Wake up before Vancouver is totally ruined. Plus the loosing of all the cheaper rentals that were once available in 3 and 4 storey walk ups, families and older retired people now HOMELESS. This City has changed since Gregor Robertson, and Kennedy Stewart, and all their Merry Men. Consider the thoughts and ideas from the thousands of residents, who pay mortgages and rents here, and do not forget the constantly escalating PROPERTY TAXES. And not 9 councillors and 1 Mayor. | annette trinder | | | West Point Grey | No web attachments. |

PH2 - 4. CD-1 Rezoning: 1477 West Broadway - OPPOSED

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|------------|-------|--|--------|---|---|--|------------------------------------|-----------------|---------------------|
| 04/14/2022 | 14 20 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | Spot rezoning Too tall Rents not affordable Illegally ahead of BPlan | william O'Brien | | s. 22(1) Personal and Confidential | Jnknown | No web attachments. |
| 04/14/2022 | 14 33 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | too tall wait for BPlan | william O'Brien | | | Jnknown | No web attachments. |
| 04/14/2022 | 14 33 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | This is an unwanted precedent and is not the way to solve the housing problem. MANY MANY citizens are opposed to the incursion of such density and light and view blocking structures. There are other ways for the city to make money rather than lining the pockets of salivating developers. Even among them you will find better ideas and more humane intentions than are provided by this thoughtless re-zoning. | Marian Penner Bancroft | | | Kitsilano | No web attachments. |
| 04/14/2022 | 14 33 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | Very sad to know how little integrity exists in those making decisions based on financial gain. | nur shaw | | | Fairview | No web attachments. |
| 04/14/2022 | 14 35 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | Will absolutely ruin the Point Grey Neighbourhood. What is need is townhouses and larger condominiums, not 60 40 storey towers. | Pauline Jones | | | West Point Grey | No web attachments. |
| 04/14/2022 | 14:40 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | This project runs counter to the interests of the citizens of Vancouver. | Peter Green | | | Kitsilano | No web attachments. |
| 04/14/2022 | 14:41 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | High towers are not appropriate in that location | Wally Raepple | | | West Point Grey | No web attachments. |
| 04/14/2022 | 14:48 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | 40 stories is a dangerous precedent. We are not growing enough to warrant another downtown in multiple areas. These units will not be for the missing middle class. Unaffordable small condos or fancy big ones for high incomes. | Chris Mallalue | | | Jnknown | No web attachments. |
| 04/14/2022 | 14 53 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | What kind of banana republic is Vancouver that a developer can apply for rezoning after an agreed to project has been started' A deal is a deal. A vote in favour of this project reveals bankruptcy of ethics. Vancouver is in desperate need of ethics, not housing "units." This is no longer a slippery slope, but a precipice. | Juanita Jimenez | | | Jnknown | No web attachments. |
| 04/14/2022 | 14 54 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | I lived in Toronto in a newly conceived complex billed as the city within a city, the tallest building was 32 stories. t had supermarkets and gyms built in to attract modern urbanites. Within 10 years it was a 'low cost' semi slum. The laundry was 32 floors down and the elevator often not working. The fire truck ladders only reached 11 stories. I vowed never to live in such a building again. I have spent the last few weeks counting the number of stories in high rise buildings downtown and in the False Creek area in order to reclaim a sense of just how tall a 20 story building is. I do this because the city is proposing to rezone my residential street [west 8th] to allow 20 story buildings on a block where the highest at the moment is 3. I am no further ahead as to what the reality of a 20 story building is because none of the tall residential towers I look at are even close to that number. Now I am hearing of a proposed 40 story building at Granville and Broadway which, if approved will set the parameters for Broadway. The city plan is proposing all these changes while still claiming to keeping the "green and leafy nature" of the neighbourhood. Last I heard trees [and people] require sunlight. This is not densification. This is warehousing. Yes, we want densification around transit lines but we also want Vancouver to be liveable. t is why people want to live here now. If it simply becomes a city concrete towers we will have solved the housing problem. No one will bother to come here. they can do towers at home. Please re-think. | Glenn McCauley | | | Kitsilano | No web attachments. |
| 04/14/2022 | 14 54 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | West Point Grey Residents Association (WPGRA) is opposed to the proposed rezoning. t is a breach of process to be bringing this project forward for rezoning in advance of the Broadway Plan approval. This will set a major precedent for the entire Broadway corridor and has major implications for all station areas including at the Jericho Lands. Please see our letter attached. | Board of Directors, West Point Grey Residents Association (WPGRA) | | | Jnknown | APPENDIX A |
| 04/14/2022 | 15 01 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | I am opposed to this corrupt rezoning process. This is not how a first world city is supposed to act. Is this how things are done in Dallas, courtesy of Theresa O'Donnell' | Pablo Perez | | | Jnknown | No web attachments. |

PH2 - 4. CD-1 Rezoning: 1477 West Broadway - OPPOSED

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|------------|-------|--|--------|---|-------------------|--|------------------------------------|--------------------|---------------------|
| 04/14/2022 | 15 02 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | I have viewed the work put in by Brian Palmquist and Stephen Bohus, and which will be presented to council this evening. I agree with what they are saying. And personally believe Vancouver is doomed to lose it's soul and livability well into the future with the madness for high rises and over population. There seems to also be a denial factor about the Big One. as in up to a 9, hitting us. All those buildings with glass, etc. Death/Death will be the outcome. The overzealous Planning Department in collusion with Developers is to blame for killing this city. The Planning Department and staff are running this city. Councillors are basically only Board of Directors, dictated to as to how to vote. There needs to be role reversals. | Linda Fox | | s. 22(1) Personal and Confidential | Grandview-Woodland | No web attachments. |
| 04/14/2022 | 15 08 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | No consultation. Far too tall and too many people. Will shadow many existing residents. While increased density is inevitable, not this way! Row houses, town houses, 5 -7 floors - that sort of densification. New construction should not ruin an existing neighbourhood. Do we just want people or do we want liveable neighbourhoods and communities"The area does not have the infrastructure or amenities to support this volume of people. Ill-thought. So disappointed with practically everything city hall is/has been doing. None of it seems above board. | Susan Caird | | | Fairview | No web attachments. |
| 04/14/2022 | 15:15 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | Would be a massive blight on all of the S. Granville area, including shadow effects across Granville Is & False Creek. | James Fletcher | | | Shaughnessy | No web attachments. |
| 04/14/2022 | 15 25 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | Dear Mayor and Councillors, I am opposed to the proposed rezoning at the above-referenced address that would permit a 40-odd storey building there. 1) Let us decide upon the Broadway Plan before City Council embarks on spot-zoning this particular building site. One step at a time, and first steps first. 2) Towers such as the one proposed are the most carbon-intensive to build and energy inefficient to operate over their life cycle. Forget about the slogan "Vancouver - the greenest City" if we start building towers like this everywhere. Where is your concern about the climate emergency? 3) Rezoning this tower and all the other towers that might be permitted if the Broadway Plan is approved will result in some so-called affordable units that are not family-friendly and lots of units for well-off people. I favour gradual low- to mid-rise densification that has a much higher chance of being family-friendly and truly affordable (especially if the construction costs are lower by using mass timber construction). 4) I am opposed to the sprawl of downtown onto the westside. I don't want our city to become a vast concrete canyon. I am opposed to the vision for Vancouver, where we all have to live in and amidst these gigantic towers. I do not share the vision of Towers Everywhere! Why would anyone want to live in these high-rise towers' Permitting rezoning this site at 1477 West Broadway & Granville would start your vision of Towers Everywhere! I oppose that vision. In the interests of people who live in and love this city, please vote NO to this proposed rezoning. Thank you, Frank Heinzelmenn | Frank Heinzelmenn | | | Unknown | No web attachments. |
| 04/14/2022 | 15 25 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | I am saddened by our mayor and council's "vision" for Vancouver. t is clear to me that developers pockets mean more than maintaining the beauty of our city. There is neither housing need for a 40 storey building at Broadway and Granville nor aesthetic appetite for it. I will definitely not be voting for Mr. Stewart nor these councilors who support these continuing grotesque never ending and unnecessary development projects. I will be voting for Team for a Livable Vancouver. Looking forward to some actual "vision" and leadership rather than developer focused kow-towing. | Jo Bates | | | Kitsilano | No web attachments. |
| 04/14/2022 | 15 25 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | I am saddened by our mayor and council's "vision" for Vancouver. t is clear to me that developers pockets mean more than maintaining the beauty of our city. There is neither housing need for a 40 storey building at Broadway and Granville nor aesthetic appetite for it. I will definitely not be voting for Mr. Stewart nor these councilors who support these continuing grotesque never ending and unnecessary development projects. I will be voting for Team for a Livable Vancouver. Looking forward to some actual "vision" and leadership rather than developer focused kow-towing. | Jo Bates | | | Kitsilano | No web attachments. |
| 04/14/2022 | 15 37 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | Please do NOT approve this project as it is stated. Yes, housing is needed, yes, transit corridors are a good location but the height of this (and other proposed projects on the docket) are not the solution. These towers and projects must be capped. These decisions are being made to benefit the developers - the number of floors that they need to build to compensate having rental units in the building (vs. the pre-sale, 100% ownership model) in order for the developers to make their desired profit. Taller does not benefit the neighbourhood and it forces concentrated densification on areas that cannot (now or in the future) support it. To appease Developers, you are going to start turning the neighbourhoods of Vancouver into Downtown hub extensions. This city keeps being voted high up on lists for livability, quality of life and natural beauty. You are going to cover all of this up, and create unsustainable areas with towers of this size. I have always defended progress and moving forward with changes that need to be made, but 40+ storey towers are not the solution. Look at the housing that has gone in along the Cambie corridor, low-rise buildings that offer needed new homes and work within the community that they are situated. Oakridge is a mess and the approved project with those huge towers is already the scorn of the neighbourhood. Please do NOT approve this (or future projects) that place 40+ storey towers with in the city. | Erica Holdaway | | | Riley Park | No web attachments. |
| 04/14/2022 | 15 39 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | The height and density are absurd. | Peter Sprague | | | West Point Grey | No web attachments. |

PH2 - 4. CD-1 Rezoning: 1477 West Broadway - OPPOSED

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|------------|-------|--|--------|---|-------------------|--|------------------------------------|--------------------------|---------------------|
| 04/14/2022 | 15:40 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | I don't see 40% family-sized units to represent 40% families with children in the Lower Mainland. If you can't represent the family demographic in Vancouver, you shouldn't be allowed to build at all. | Roberto Ramirez | | s. 22(1) Personal and Confidential | Unknown | No web attachments. |
| 04/14/2022 | 15:43 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | The Broadway plan has not been approved, there are no parks, schools or community facilities to support a project this large. Two large towers within two blocks have already been approved as spot rezoning adding more strain on the already busy parks and full schools. There is nothing firm in the Broadway plan about adding any new outdoor spaces only talk about a vision that right now is only guaranteeing a wall of towers. I am happy to welcome new residents to the neighborhood but what is happening will create a neighborhood that is not welcoming at all. Density can be created with neighborhood involvement and mid rises a place people will actually want to live. We have all been pandered too, surveys you complete that promise you will be emailed about plans but you never are, in person viewing of plans that are short notice and last three hours on a Friday and you never find out about either one unless you are a member of one of the groups trying to bring awareness. None of what is being planned is based on actual data because there is no reliable data on housing but there is a history on growth for the city that is far far below what developers will want to build. This building is just one more step in building a new dark, unappealing neighborhood with an overstock of small units people with money won't want and middle class people will still find too expensive and if they do come up with the money where are they going to enjoy some green space near their homes and where are the kids going to go to school? None of this makes sense for the future of the city and it will be too late when people finally admit what they built doesn't help the housing crisis and destroyed a beautiful city. Not that it will make a difference but I oppose this proposal. | Margeaux Nicholas | | | Fairview | No web attachments. |
| 04/14/2022 | 15:46 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | Mayor and Council. I urge you to oppose this application. Knowing the background I am dismayed at the behaviour of most members on Council, who have betrayed the electorate's expectations. You were chosen by the electorate to change the way the City operates in terms of urban planning, but instead you are simply implementing the policies of the previous regime at City Council, which was roundly rejected in the 2018 election. Just some of the reasons to oppose this application include: preempting the Broadway Plan, staff misconduct by misleading our elected officials and the public, inappropriate MIRHPP finances favouring developers and costing the public, unacceptable precedent setting in height and density, actions damaging the integrity of and faith in our municipal government, domino effect triggering displacement of affordable rentals in Fairview and Granville South, failure to consult with the public in good faith, and flawed/incomplete shady studies. | Randal Helten | | | Kitsilano | No web attachments. |
| 04/14/2022 | 15:49 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | Is there an indication for more office space on Broadway when there is already so much empty office space on Broadway? The height of this thing is ridiculous. Unprecedented along with unprecedented gaul of the developer to change zoning while building is underway. | Lola Runzer | | | Unknown | No web attachments. |
| 04/14/2022 | 15:53 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | A development with 40-storeys should not be allowed to proceed at this time. It sets a bad precedent for decisions yet to be made about the Broadway Plan and Jericho Lands. While I am fully supportive of increasing density, I am opposed to that volume of density now. | Doug Lyons | | | Kitsilano | No web attachments. |
| 04/14/2022 | 15:53 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | I am strongly opposed to the City creating a precedent-setting 39 storey tower with FSR of 12.16 along the Broadway corridor prior to finalization of the Broadway Plan, by use of Policy 3 which allows exceptions to leapfrog due process. I see no demonstrated need for such a tall tower when massing studies and year-round shadow studies for that area are not complete and public. The MIRHPP is not going to yield a meaningful contribution in numbers of truly affordable homes that accommodate families. I feel concerned that such a large tower will trigger massive demolitions of existing, affordable rental housing. Full, year-round shadow studies should be public. The developer should contribute its fair share of amenity costs, since the population inhabiting such a building will be placing additional demands on those amenities which create a good quality of life for our citizens. No to super tall towers! We understand that densification will occur along the corridor, but support low to mid-rise buildings gradually extending from the corridor. | Elizabeth Watts | | | West Point Grey | No web attachments. |
| 04/14/2022 | 16:00 | PH2 - 4. CD-1 Rezoning: 1477 West Broadway | Oppose | The usual complete lack of justification for such a monster project. We currently have more than enough zoning for the next 30 years. This is for developer profit and city coffers benefit only. | Jane Henry | | | Kensington-Cedar Cottage | No web attachments. |

Council Agenda Item Feedback Case

Case number: 101015932964

Case created: 2022-04-14, 03:49:00 PM

Channel: Phone

Incident Location

Address: s.22(1) Personal and Confidential, s.22(1) Personal and Confidential

Address2:

Location name:

Original Address:

Request Details

- Subject (Agenda item name):**
1477 W Broadway tower
- Position:**
Oppose
- Comments:**
Caller is opposed to the high tower being suggested to be built at this location.
- Neighbourhood:**
Fairview
- Agenda item:**
PH2 - 4. CD-1 Rezoning: 1477 West Broadway
- Author Type:**
Individual
- Correspondence Type:**
Original Feedback

Additional Details

Contact Details

Name: s.22(1) Personal and Confidential
Address: s.22(1) Personal and Confidential
Address2:
Phone: s.22(1) Personal and Confidential Email:
Alt. Phone: Preferred contact method: Either

Case Notes

2022-12-05 22:54:11 Kirsty Colquhoun
This item was incorrectly allocated

Photo

- no picture -

Any web links (URLs) in this case have been altered so that they cannot be opened, as a security measure to protect against malicious links. If you believe a link to be safe please replace the "hxxp" at the beginning with "http" and open in a browser window. If you're unsure if the link is safe to open and you need to open it, please contact the Service Desk.



West Point Grey Residents Association
Info@wpgra.ca
www.wpgra.ca

April 14, 2022

City of Vancouver Council

Dear Mayor Kennedy Stewart and Councillors,

Re: Public Hearing 1477 W. Broadway at Granville St.

Agenda: <https://council.vancouver.ca/20220414/phea20220414ag.htm>

Report: <https://council.vancouver.ca/20220301/documents/rr5.pdf>

West Point Grey Residents Association (WPGRA) is **opposed** to the proposed rezoning.

It is a breach of process to be bringing this project forward for rezoning in advance of the Broadway Plan approval. This will set a major precedent for the entire Broadway corridor and has major implications for all station areas including at the Jericho Lands.

The 40 storeys and 12.3 FSR is far too large for Broadway. It would cast long shadows north to the water.

This scale will inflate land values and put development pressure on all of the adjacent older more affordable buildings in the surrounding area and Broadway corridor. This will displace many people.

The embodied carbon created by this scale of tower and the subway makes this project and the precedent it would create completely unsustainable.

Yours truly,

West Point Grey Residents Association Board of Directors

