

**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	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		s. 22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.
04/14/2022	16 02	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	OPPOSE CD-1 Rezoning: 1477 West Broadway because: - it is OVERSIZED: 39-storey skyscraper will be over 2.7 times taller than existing 14 storey towers in area. At 407 feet it will exceed VGH by nearly 100 feet. BROADWAY PLAN has been preempted. The Broadway Plan is a quintessential CHARADE: "an absurd pretense intended to create a pleasant or respectable appearance." There was no Zoom or WebEx public hearing re 1477 1 Broadway. Clear NEIGHBOURHOOD opposition to Broadway towers higher than the norm (11-14 storeys) was overwhelmingly evident at several Broadway Plan walkshops I attended. The hope Broadway would become a "great street" with human scale development including patios and street trees and a truly interesting ambiance will be precluded by construction of this monster tower. MRHPP Program BOONDGGLE. If the City is in an affordable rental crisis, it should require the whole building be affordable. City sacrifices height, density and cash (DCAs) receiving few affordable units in return. INCREASED HOUSING COSTS: Developers reap huge profits while surrounding land values escalate, and landlords of existing buildings increase rents or redevelop older affordable buildings forcing existing tenants to relocate. This building fuels this cycle. SHADOWS: Shadow studies were NOT done for darkest months (Oct & Dec) when longest shadows will be cast. Deliberate deception fails to show building's true impact on Fairview and False Creek. - DESTRUCTION OF NEIGHBOURHOOD CHARACTER: building will loom menacingly over surroundings; its shadows will be gloomy. It will drive land values up causing further outsize development - INCREASED POPULATION DENSITY will be a detriment to mental health. Finding open spaces to walk was hard enough during the pandemic with current population density. It will become impossible with this building. Senakw, Molson Brewery, Pattison and 2538 Birch developments. LACK OF PARKS: Fairview and South Granville are already short of parks and green space. There was huge pressure on Kits Beach, and Granville Island seawall during the pandemic. Adding population density at 1477 Broadway will exacerbate this shortage, especially given two huge nearby projects: Senakw project (11 buildings at S end of Burrard Bridge); Molson Brewery massive redevelopment. LACK OF SCHOOLS: Catchment schools have no capacity for more children. In addition they are downhill and do not meet the walking distances required by the 'High-Density Housing for Families with Children Guidelines.' With the already approved rezoning of 2538 Birch, rezoning 1477 Broadway will compound the lack of schools.	Anna Holeton			Fairview	No web attachments.
04/14/2022	16 07	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I'm writing to object to the giant tower being considered for Broadway and Granville, and also to strongly recommend that neither of the Jericho Lands plans be allowed to go through. Vancouver has made excellent changes that increase density in a careful way over many years. The low-rise buildings along Broadway and 4th Ave are a good example. It is said that Vancouver "anticipates" a huge influx of people. The truth is that the massive developments being considered by Council would have the effect of "inviting" that huge influx. Vancouver is already crowded. Traffic congestion is the norm, as you must know. We need careful, gentle density increase. Vancouver should be improved, yes, but not transformed. I don't know who is in favour of the drastic plans for change being considered, but I do suspect it's not hard for ambitious developers to come up with supporters who will make it seem that Vancouverites love the idea of creating more and more expensive (of course expensive) high-rise buildings all along Broadway and throughout the Jericho Lands. And I suspect that there is almost no one in Kits and Point Grey and along the Broadway corridor (I live in Grandview-Woodland) who wants the congestion, and the loss of character, that is being contemplated. Sincerely, Eric Ball eball@telus.net	Eric Ball			Grandview-Woodland	No web attachments.
04/14/2022	16 25	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	To City Council: We strongly object to the proposed size of building being considered for the Granville & Broadway site at 1477 West Broadway. We fully understand and agree that the city needs to create opportunity for additional housing and increase density. But to in one step allow buildings of 38 storey size on Broadway will totally destroy the look and feel of that part of the city, where for years the height limit was in the 8' 10 storey size. Higher buildings in the 10' 20 storeys would be reasonable way to increase density, but this 38 storey building will set an awful precedent for the entire West Broadway street. We are short medical services in the area already, just two blocks away is a large medical centre which is already short on doctors (there are no GPs taking new patients on the West side of the city and dramatic increase in density in one step will only make things worse. We strongly oppose the proposed development at proposed size. Tom Sitar Susan Whaley 4613 West 8th Avenue, Vancouver.	Tom Sitar			West Point Grey	No web attachments.
04/14/2022	16 26	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Too big. Too tall. Overshadows the area. Blocks views. Not what I want to see anywhere on Broadway.	Rob			Oakridge	No web attachments.
04/14/2022	16 27	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I am opposed to this rezoning and to this huge building in my neighborhood.	Wendy M Ross			Fairview	No web attachments.

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04/14/2022	16 31	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I vehemently oppose this proposal on the basis of my own personal views and the numerous points made in the letter submitted to Council by The West Point Grey Residents Association. These include the "Preemption of the Broadway Plan, applying spurious "exemptions", Misleading of Council and Public by staff, Disastrous MRHPP Program where the "City gives away so much (height, density/cash)and asks for so little in return" while enormous profits are being made by development community. This program and its measly number and size of units. This ask of such sub-standard housing for what one can only assume the City views those in need of affordable rental as "sub-standard citizens" not deserving of the City looking out for the needs (and housing rights) of the city's most vulnerable. Start acting the talk of this housing crisis! Further points raised: "Perpetuating a precedent of out of scale for the neighbourhood, ultra highrises (2538 Birch), and perpetuating the illusion of a 'public engagement process', which I participated in, in good faith, listening and seeing the comments and constructive concerns expressed by fellow citizens, being ignored by staff as they present to council with misleading bias. The reckoning will come this November. I, like many believed we were voting for a diverse and more progressive and receptive to the public council, in the ongoing vision and development of OUR city. I feel deceived that the concerns of the existing citizenry to see our city densify and improve to meet the needs of a healthy and diverse city, while respecting treasured neighbourhood identity. I reject totally the argument put forward by those proposing these massive developments, including what seems to be the behind the scenes plans for Jericho lands, that we who live in Kits, Point Grey, etc. are all N MBYS. This is used by some as an excuse to ignore our concerns about the quality of redevelopment, and the gentle densification of our neighbourhoods. "Yes" in my neighbourhood, and "yes" respecting the voices of those most impacted. There are far more creative ways of densification without resorting to the simplistic, and intrusive and disrespectful tower favoured by developers. Open your eyes Council, and listen to your electorate, and to policies of what makes a liveable city as the proponent, Jane Jacobs championed. Have a read.	Joan Jaccard		s. 22(1) Personal and Confidential	West Point Grey	No web attachments.
04/14/2022	16 35	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	This proposal is inconsistent with best practices for progressive, sustainable city planning. A lone development in this location does not support a long term plan for a vibrant community in the vicinity suitable to the accompanying population influx. Without appropriate accompanying development of broader community infrastructure, this tower will benefit from the convenience of a nearby mass transit station but without consideration for other elements essential to quality of life and quality of community. Vancouver has well documented issues of pervasive loneliness and isolation - this development appears exceptionally well designed to exacerbate those problems. The vibrancy of life in cities with residential highrises depends on a proportional density of amenities in the immediate neighbourhood; in contrast, this plan aligns with the desolate outposts of subway line terminal stops as the infrastructure for a vibrant and mutually supportive community is insufficient and cannot be "stood up" as quickly as such development would be constructed.	Monica Spisar			West Point Grey	No web attachments.
04/14/2022	16 35	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	A eyesore to the surrounding neighborhood. Keep the building to 4-6 floors. Ensure there are view corridors. Thank you for your consideration.	Dustin Keller			Mount Pleasant	No web attachments.
04/14/2022	17:16	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	" 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.'	Phyllis A. Tyers			West Point Grey	No web attachments.
04/14/2022	17 24	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Please not that I am totally against allowing a 40 foot tower at this address or anywhere along the Broadway Corridor.	Sharon Dagenais			West Point Grey	No web attachments.
04/14/2022	17 29	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Canada is becoming worse than the Bantoustian that I have come from. I came to Canada to receive equity. I have worked hard to provide a home for my family. What is a man if he cannot keep his word' What is a government if it cannot uphold the rule of law' t is unfair that the privileged class of developers can rewrite rules to maximize their profits and elected officials capitulate to them. I say 'NO' loudly.	Zambos			Hastings-Sunrise	No web attachments.
04/14/2022	17 32	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	This is an abomination. Any city councilor or mayor voting in favor of this corruption must be voted out of office.	M Macoute			Fairview	No web attachments.
04/14/2022	17 37	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	You want this Vancouver to look like Hong Kong, with towers everywhere, micro suites and no kitchens. There is enough of these coming all over the city. Why do you put this here to block the view' t is aggressive, ugly and corrupt.	Dom Theo			Fairview	No web attachments.
04/14/2022	17:41	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	You can't change your zoning for a building while it's under construction. This is definitely wrong. There should be a 10 year penalty to stop this developer from building in Vancouver to send a clear message that this behavior will not be tolerated.	Conchita Y			Fairview	No web attachments.
04/14/2022	17:46	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	City planning department has sunk to an even lower low with supporting this cunning rezoning attempt for a building already under construction. Theresa O' Donnell needs to be fired. Any mayor or councilor supporting this rezoning will not get my vote.	Kamal Kenzo			Mount Pleasant	No web attachments.
04/14/2022	17 58	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. I do not trust that City staff have regular Vancouver citizens' interests at heart, only those of developers.	Catherine Phillips			Mount Pleasant	No web attachments.
04/14/2022	18:14	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I oppose allowing the height restriction being waived for this building. t sets a precedent for a neighbourhood that is walkable and affordable now, and this rezoning will impact rents, affordability, light values and existing views.	Merry Meredith			Fairview	No web attachments.
04/14/2022	18 30	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I oppose this.	Bonnie fordyce			Fairview	No web attachments.