

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

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
04/13/2022	14:46	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Yet again, I am contacting you all to state that the Broadway corridor should not be over height high rise buildings. The residents all gave their input on the Broadway Plan, not as yet approved I might add, and a huge majority did not support buildings over 16 storeys. Why bother to ask for input when we all know you rubber stamp proposals from the planning department and their cohorts, the developers. I am so disappointed in you, our current mayor and council you are systematically destroying this city and my community. This building will create a huge shadow in the winter months and block so much needed sunshine all year. Please, for once, listen to the people who live in the community.	Joyce Ferguson		s.22(1) Personal and Confidential	Fairview	No web attachments.
04/13/2022	15:14	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I am opposed to the rezoning for the following reasons: ' The building height at 39 stories is too high and it's not environmentally sustainable or healthy. It doesn't appear to improve energy efficiency and won't reduce greenhouse gases which are objectives in the city climate plan.' There is no planning or budget to build new schools and parks. We don't have enough school spots for the current populations of these areas as it is.' Part of the beauty of Vancouver, which attracts visitors and tourists are the small neighbourhoods, the greenery, and the views. Massive buildings will take away from these desirable attributes. ' There needs to be greater scrutiny of the MRHPP program. The details of the plan favour the developer. ' The developer CPI has applied for a Development Cost Levy waiver that could equate to a subsidy of \$77,733 per unit. That \$3.3 million in funds would still be needed by the city and would likely be collected through property taxes. ' These large developments have already led to a lack of affordable housing, increased homelessness, loss of small businesses and enriched developers. I understand the need for increased development and affordable housing and rental buildings, but this type of rezoning will not help and will continue to contribute to the ongoing problems Vancouver has. These types of developments will attract investors and tourists, not people wanting to raise families.	Eric Semlacher			Fairview	No web attachments.
04/13/2022	15:42	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I strongly oppose this spot rezoning- another one jumping the que ahead of the Broadway Plan. I realize that it slipped in under Policy 3, Broadway Plan Interim Rezoning Policy, with the rationale that the developer had been cooperative and extending construction would be an inconvenience. What a poor excuse to ignore citizens feedback and propose a massive building, 13 times the maximum height of current rezoning, into my neighbourhood a few weeks before the Broadway Plan approval date. It will not increase livability, affordability nor sustainability. Researchers and experts tell us that hi-rises are not the way to go. Shockingly hi-rises reduce heart attack survivability to near zero above 16 floors. They are known to have negative effects in terms of reduced social interaction, mental health and child behaviour problems compared to low rises. In addition to the known shadowing over False Creek, homes and parks during the year, the loss of sunlight on the street and the resulting wind tunnels, do not value-add to livability. Because this building has a small % of units in the MRHPP program, the City gives away approximately \$3 3 B in waived developer levies with no contribution back to our park and school deficient neighbourhoods. How is this fiscally responsible and how does it improve a sense of belonging' This construction type is in conflict with Vancouver's Greenest City and other climate change plans. The science tells us that concrete and glass hi-rises are not at all green. Local studies show they use 4x more energy than low-rises; newer technologies have not changed that fact. Skytrain can't be the reason- Fairview is already dense for Translink's purposes. They report that hi-rises are not needed to achieve transit-oriented goals. Their measure of density is 50 units/ha. Fairview is already at 59 units/ha. Lastly, as a renter, this is personal. This new height will result in increased property values, increased rents and affordability will directly decline. There are nearly 6,000 seniors in my area, mostly renting in affordable, older, well maintained units. The resulting economic and social gentrification will directly impact affordability and lead to displacement from an area they call home and, importantly, is close to the services they need. Please do not approve this rezoning. t may seem like only 1 building- but it will be undeniably precedent setting and have a significant impact going forward. Instead, can Vancouver embrace 12- 15 stories as acceptable high-rise height and let neighbourhoods retain their character'	Janis Hamilton			Fairview	No web attachments.
04/13/2022	16 01	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I oppose the proposed skyscrapers in the Broadway plan and the vision for such increased density without the provision of additional greenspace and new community amenities such as a community centre and school.	Ruth de Groot			West Point Grey	No web attachments.
04/13/2022	16 54	1477 West Broadway	Oppose	The change to zoning would completely change the South Granville neighbourhood in a negative way. 39 stories is completely outside a reasonable height. Because the building is on the Broadway rides it would be equivalent aren't to a 50 story building downtown. The shadow the building would cast would negatively impact the neighbourhood. Changing the zoning will negatively impact all the small businesses in the area that are already struggling to survive. South Granville is home to many small older rental apartments with reasonable rents which would likely be torn down for developers to ruin this area of Vancouver.	Maxine MacLure			Fairview	No web attachments.
04/13/2022	17 27	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	This development is proceeding at high pace when the Broadway Plan has not even been completed. Again and again City Staff tell us that each higher building will NOT be a precedent setter, the truth is that is a clear lie as each application proposes higher and higher towers along the corridor. The Broadway Plan mailouts consistently say that what staff heard at each consultation phase was poor support for high rises, yet, they then plow on ignoring 'what they heard' in the next set of plans. Where are kids from this building going to go to school' To Daycare, to recreation'' There are no viable plans alongside just building a tower to accommodate the quality of life activities so important in a community. Please press pause. I've said it multiple times, do density better - it doesn't have to always be a sky high tower. Thank you KC Emerson	Kathleen Emerson			Fairview	No web attachments.

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04/13/2022	17:56	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	The proposed 39 storey building will be an eyesore. Its dominating presence will ruin the charm of the neighbourhood and will have a negative effect on Granville Street's attractiveness to tourists. For nearby residents its shadow will be omnipresent and overpowering. Hundreds of local residential buildings and their owners/tenants will be affected. For example our own roof garden on West 8th will no longer have morning sunshine. A 12 storey building, as originally proposed would not have anything like the same unwanted impact. Please reject the current proposal to preserve Vancouver's current international appeal as a desirable city to visit or live in.	Gordon Watts		s.22(1) Personal and Confidential	Fairview	No web attachments.
04/13/2022	18:43	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I am a resident who lives at [REDACTED]. I am deeply opposed to the building height proposed at 1477 W Broadway above the transit station. I participated in the Broadway plan feedback and have not felt like the consultation process was meaningful. Staff responded back but each response basically confirmed the density as a forgone conclusion. Why have public processes if change is not possible, and the Broadway plan should not be pre-empted, notwithstanding the concerns I have with that process. I welcome housing initiatives, and understand the need for market, below market rentals and overall affordability. However, I am concerned about the drastic change to the neighbourhood moving to towers of that height. We have towers in the area sub 20 stories that already seem out of place in height where most are 10 stories and less and my position is that we should not be exceeding the 20 story mark. The Olympic village was a significant housing initiative and the density there was dropped, it seems out of place to be moving buildings that are taller than there out from the downtown core. There is lots of research that looks at towers as not the only answer to density and in fact contend that they undermine the character, livability, social fabric and health of a city. I acknowledge the difficult task the city has in balancing all of these needs and that it is indeed a balance. I was drawn to this neighbourhood for the plethora of sub 10 story buildings, the sense of community, and the ability to know my neighbours. I encourage you to look at a multitude of solutions and not move to towers beyond 20 stories. The balance struck here is a good one already. It is why I chose to purchase in this neighbourhood and start a family. Additionally, I am concerned about the lack of tertiary resources to accompany the increased density. As someone about to have a child I am already faced with lack of childcare spaces and kindergarten spots in our catchment. Please limit the height to maintain the great neighbourhood that drew me back to the city.	Christopher Gall			Fairview	No web attachments.
04/13/2022	19:19	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Council has not yet approved the Broadway Plan! The shadowing study was not done during the winter solstice so does not give an accurate report.	Liz Thomas			Kerrisdale	No web attachments.
04/13/2022	19:39	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	This mysteriously skipped public consultations. Why? Why did the other station buildings not get also get fast tracked similarly? 40 floors is so out of control and will shadow and destroy the neighbourhood character of south Granville. Why did the city hall staffer rush it through? I feel like I have to move out and away now. So disruptive. Trust in my own City councillors and staff is seriously at the bottom level. Thank you.	Jon Kelly			Fairview	No web attachments.
04/13/2022	20:21	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	The current city council seems to be determined to turn Vancouver into an unlivable urban jungle like Shanghai. The current Fairview residents are against turning their neighbourhood into a massive highrise area but they are ignored. Most Vancouverites do not want to live in high rise towers. Covid has shown us that people need and want more personal space, both indoors and outdoors, not just a tiny balcony or 'roof top amenities'. High rise towers are not affordable or family friendly housing. They are condos for investment.	Ingrid Bjerkelund			Unknown	No web attachments.
04/13/2022	20:40	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Mayor and Council, I OPPOSE the CD-1 Rezoning: 1477 West Broadway. This massive rezoning will increase land inflation and housing costs in Fairview, leading to higher rents and jeopardizing existing rental stock. In fact, it has already done this to the property located kitty-corner at 2331 Granville Street, which was originally listed for \$21M and was relisted for \$30M after Council allowed consideration of this rezoning, last summer. Moreover, the insignificant number of marginally affordable apartments that it delivers is a pittance compared to the large number of high cost market rentals that it contains and the obscene height and density that it proposes. Please REJECT this rezoning application. Thank you, Sean Nardi	Sean Nardi			Fairview	No web attachments.
04/13/2022	21:11	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Stop it! This project is way out of scale. So damaging to the creation and future of our beautiful city. My former office was two blocks off Broadway. This site would destroy the ability to have small businesses that support our city's trades because none of my neighbours could afford increased rents created by up-zoning sites for the Broadway Plan. Please Vote Against the current 1) Broadway and 2) the Vancouver Plan until the City staff have had time to consult 'neighbourhoods' affected. These two Plans will affect the rest of the WHOLE City. Be clear on that! So sad to see this kind of planning take a back seat to legitimate consultation. Ginny Richards	Virginia Richards			West End	No web attachments.
04/13/2022	21:26	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I strongly oppose this. 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 terrible 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.	Roberta Olenick			Unknown	No web attachments.

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04/13/2022	21 27	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I am against this development. Poor consultation. Mega project. Ruins neighbourhoods. Excessive development. Not needed!	Ben Cherniavsky		s.22(1) Personal and Confidential	Unknown	No web attachments.
04/13/2022	21 50	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I oppose this simply because I do not want to live directly behind and be forever in the shadow of a large tower style building , I think my neighborhood is friendly , sunny , and cheerful as is . Why so large ' Why so soon ' Quit wasting So much of my hard earned money , all you need pay is a little attention to the local residents . Thank you for trying though .	Mr. Rory Patrick Nolan			Fairview	No web attachments.
04/13/2022	21 58	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	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.	Gayle Gavin			West Point Grey	No web attachments.
04/13/2022	22 00	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	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.	Gayle Gavin			West Point Grey	No web attachments.
04/13/2022	22 02	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	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.	Gayle Gavin			West Point Grey	No web attachments.
04/13/2022	22 05	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I have completely lost faith in city processes and engagement because of this rezoning. Councillor Bligh, Kirby-Yung, Swanson and Hardwick are on the right track to refer this back until the Broadway Plan is complete. I will know how to vote this upcoming election.	Nicole P			Fairview	No web attachments.
04/13/2022	22:10	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I thought the city was considering a broadway plan for the corridor and its station sites... Why is this being proposed ahead of the plan being completed' I feel very misled by the developer and the city. I do not want to see this go ahead.	Ally N.			Fairview	No web attachments.
04/13/2022	22 32	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Please see the attached PDF.	Roberta Olenick			Unknown	APPENDIX A
04/13/2022	22:41	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I live in Vancouver and I oppose the CD-1 Rezoning at 1477 West Broadway	EkSkuda			Fairview	No web attachments.
04/13/2022	22:46	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	This height proposed is absurd	Terry Hall			Fairview	No web attachments.
04/13/2022	22 57	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I live nearby in near Broadway and Arbutus and I oppose the CD-1 Rezoning at 1477 West Broadway. I also oppose any buildings along this corridor with excessive height, and the creation of excessive density in this area.	Bev Philipp			Kitsilano	No web attachments.
04/13/2022	23:17	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	It's not appropriate to begin buildings this height of building in this neighborhood. The area has already changed tremendously and has lost a lot of its beauty character and appeal	Michelle Boey			Fairview	No web attachments.
04/13/2022	23 29	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I oppose the height and density of this building, and the abuse of process that got the proposal as far as this. I urge you to refuse this rezoning and let the proponent apply again with something on a more human scale once the Broadway Plan has been accepted.	Sal Robinson			Kitsilano	No web attachments.
04/14/2022	04 05	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I live in the neighbourhood and support increasing density. That said, I am vehemently opposed to this building. t is completely out of character for the area. The shadows it will throw will be substantive given the downslope of the Fairview Slopes. I will drive up land prices along the Broadway corridor substantially. t will set expectations for developers. t will stick out like a 'sore thumb' and of course the answer to that is more 40 story buildings to help 'balance' the skyline. It is not necessary. Two 20 story buildings on the same lot will achieve the same density. Two 25 story buildings will provide increased density. What happened to Mass Timber construction' t can't be done at this height so, when COV approves another CONCRETE structure it flies in the face of being the greenest city as concrete is the highest GHG building material known to man. DO NOT APPROVE THIS BUILDING AT THIS HEIGHT! I have attached a Shadow Study for the proposed Broadway Plan. Kennedy Stewart said that we don't have a Shadow problem, we have a housing problem. This will be a Shadow problem for all the residents that live N of this building and the Broadway Plan	John Haylock			Fairview	APPENDIX B

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

04/14/2022	07 34	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Do not approve the proposed tower at 1477 W. Broadway (Granville). Is selling Vancouver to developers, in order to increase the funds that they provide to the profligate City government, through a main line entry in the City Budget, sound and responsible policy? Were you elected to serve the people or to serve developers? Why do you pretend that the system of collecting public opinion is fair, when developers can hire legions of lackeys to submit e-mail to you on their behalf? You are subverting democratic process. Have the honesty to say what you stand for: selling the soul and livability of Vancouver to developers whose aim, through obscenely profitable densification, is to densify the Livable City to death.	Eric Levy		s.22(1) Personal and Confidential	Unknown	No web attachments.
04/14/2022	07 57	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	1) City staff who appear to be working behind closed doors, state that the application's proposed height of 40 stories aligns with the Broadway Plan which hasn't yet been approved by Council. Clearly, the so-called engagement process simply serves to create the illusion of engagement. Of note is a pattern that continues to occur relating to approval of many contentuuous issues, whereby staff finds it convenient to deliberately "push through" approvals when it's likely people are otherwise occupied, e.g. just before Christmas, end of day April-14-22 just before Easter weekend, etc. On serious issues, such as 1477 West Broadway rezoning, if public engagement was truly respected then all forms of communication would be used by the COV to reach all the residents for their input. Residents need to feel that they can trust what's going on at City Hall. 2) If we're in an affordability crisis, why is the COV not asking for the entire building to be affordable? 3) Conspicuously absent are concerns of how the massive height of this project will impact older low and mid-rise buildings in the area that currently offer near affordable rentals. Taxes will sky rocket, as will rent costs, creating an opportunity for the owners of these buildings to sell or develop, thereby displacing many people who will not afford housing in newly-built projects. Most people renting for the long term would rather have larger spaces in older bldgs. than the so-called "shoeboxes" in the new developments. 4) Strongly suggest a pause on re-zoning approval, until the consequences are fully understood and the people are heard. Thank you.	Allan Wiseberg			Unknown	No web attachments.
04/14/2022	07 58	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Will change this pleasant affordable neighbourhood forever and displace many Vancouverites.	Dena Kelly			West Point Grey	No web attachments.
04/14/2022	08 04	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	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.	Richard Moore			West Point Grey	No web attachments.
04/14/2022	08 07	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Exceeds current zoning, should not be introduced in advance of Broadway Plan	Linda Morrison			Dunbar-Southlands	No web attachments.
04/14/2022	08 08	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	This project takes the COV further from our goals. High-rise construction is inherently unaffordable and threatens the affordability of nearby housing. High-rise construction is also inherently unsustainable having unacceptable embedded and operational carbon. The shadowing on downslope areas to the north is a further black mark on this project. Do not build it. Distributed density in mid and low-rise can actually improve both affordability and sustainability.	Sheila With			Unknown	No web attachments.
04/14/2022	08:13	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I live in Vancouver and oppose this refining	Lenita stephens			Kitsilano	No web attachments.
04/14/2022	08:15	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	This project will keep areas to the north in a winter darkness. t will hurt affordability by encouraging speculation. This building will be environmentally damaging, harming the City's greenest city goals. Spread the density in mid and low-rise throughout the area to improve both affordability and sustainability.	Henning Ollenberger			Unknown	No web attachments.
04/14/2022	08 31	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I am a long-time resident of Vancouver and a local homeowner and I strongly oppose the proposed 40-storey tower at Broadway and Granville. I believe huge towers like this and the precedent it will set for further development along the Broadway corridor will ruin much that we have come to love about our city. Move to Manhattan or Hong Kong if you want this kind of dense urban environment.	Craig Gay			West Point Grey	No web attachments.

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

04/14/2022	08 34	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	<p>The Coalition of Vancouver Neighbourhoods (CVN) is opposed to this proposal since it is far too large for the area, has had a flawed process that is brought forward prematurely. The local community's concerns have not been addressed. Not only is the project far too large in scale for both height and density, but there has also been an enormous breach of process to get to this point. City staff state that the proposed height of 40 storeys and density of 12.3 FSR aligns with the Broadway Plan, even though Council has not approved the Plan yet. This sets a huge precedent for the whole Broadway Corridor. There is no rationale why this project should be considered for approval now when the Broadway Plan is proposed to go to Council next month. Staff are recommending \$3.3M in development fees be waived. If you accept that, this project will increase demand for infrastructure and amenities, and you will instead force those costs to be subsidized by public funding through property taxes and capital debt financing. If you approve this project you will be setting a precedent for 40 storeys at other stations, resulting in large scale growth despite having no plans for funding for more schools, among many other growth related needs. You must not ignore the many other issues involved in setting a precedent for this development in the Broadway corridor, such as massive shadowing, embodied carbon, as well as land value inflation that will lead to the loss of affordable rentals throughout the area. Please do not approve this proposal. See more here: https://www.fsgac.org/1477-w-broadway-rezoning Steering Committee, Coalition of Vancouver Neighbourhoods Member Groups of the Coalition of Vancouver Neighbourhoods Arbutus Ridge Community Association Arbutus Ridge/ Kerrisdale/ Shaughnessy Visions Cedar Cottage Area Neighbours Dunbar Residents Association Fairview/South Granville Action Committee False Creek Residents Association Grandview Woodland Area Council Granville-Burrard Residents & Business Assoc. Greater Yaletown Community Association Kitsilano-Arbutus Residents Association Kits Point Residents Association Marpole Residents Coalition NW Point Grey Home Owners Association Oakridge Langara Area Residents Residents Association Mount Pleasant Riley Park/South Cambie Visions Shaughnessy Heights Property Owners Assoc. Strathcona Residents Association Upper Kitsilano Residents Association West End Neighbours Society West Kitsilano Residents Association West Point Grey Residents Association West Southland Residents Association</p>	The Coalition of Vancouver Neighbourhoods		s.22(1) Personal and Confidential	Unknown	APPENDIX C
04/14/2022	08:41	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	<p>I am very much opposed to the proposed building at 1477 W. Broadway. If this building sets the precedent for the Broadway plan then it needs to be very carefully considered. Proper planning is imperative for this plan and I do not feel that has happened. Simply adding density will not solve our affordability issue. Communities need schools and amenities for livability not just density. This building will change the neighbourhood and set a precedent to add more of the same to the area. The shadowing from this high of a building will negatively affect the adjacent area. People move to a neighbourhood because of what it offers and that needs to be considered when adding density. Good planning is more than just units added. Please carefully consider this proposal and listen to what residents, rather than developers, have to say.</p>	Andrea Baxendale			Fairview	No web attachments.
04/14/2022	08 56	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	<p>There are not enough parks, community centres or schools for the number of residents in this plan. If we pack people in too close, and make them travel far to find peaceful places, the community feel becomes deteriorated. This proposal places density and the needs of a developer to recoup costs of expensive property first, and the well being of people living there last.</p>	Giles Shearing			do not live in Vancouver	No web attachments.
04/14/2022	09 01	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	<p>I am very concerned about the precedent that would be created by this proposed rezoning. Turning the length of Broadway into a second downtown core is not in the best interests of the communities along the corridor. Your staff have been preparing the Broadway Plan for some time now, and they have been promoting 40-storey buildings all along Broadway. They have been remarkably uninterested in hearing any opposition to this plan. But this sort of density is not needed nor appropriate here. You have expressed a strong interest in providing more, much needed housing; there is ample capacity to double the population of the corridor within the existing zoning, without turning it into a high-rise jungle. Furthermore, with the north-facing slope in Fairview and Kitsilano, large areas of these neighbourhoods would be in permanent shadow from a picket-line of tall buildings on Broadway. This includes public facilities such as parks and Granville Island that would be in near-permanent shadow. I urge you not to approve this plan, which would be a precedent for the entire corridor.</p>	Ian Adam			Fairview	No web attachments.
04/14/2022	09 08	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Horrible in scale and architecture	Leonard Rodrigues			Downtown	No web attachments.
04/14/2022	09:10	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	This project is way out of proportion for the neighborhood.	Richard Melville			Fairview	No web attachments.
04/14/2022	09:19	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I have lived in Vancouver my entire life and presently live in Fairview. I am extremely opposed to the CD-1 Rezoning at 1477 West Broadway. The notion of 40 storey high rise buildings is offensive and will completely alter this community.	Anna Giordano			Fairview	No web attachments.
04/14/2022	09 24	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I live in Vancouver and I oppose the CD-1 Rezoning at 1477 West Broadway. This is way too high for the area. That corridor would be ruined.	Laura Balsor			Fairview	No web attachments.

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04/14/2022	09:43	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I live in Vancouver at s.22(1) and I strongly oppose the CD-1 Rezoning at 1477 West Broadway. The city of Vancouver is being destroyed by the decisions being made by this mayor and council.	James Ferdon		s.22(1) Personal and Confidential	Fairview	No web attachments.
04/14/2022	09:45	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	A redoing application has been put in so that a building approximately 39 stories can be built at this location. I am totally against such a high building at this location. It is out of character for the neighbourhood and against existing housing guidelines for this area. 20 stories or less would be acceptable. Thank you for your consideration.	Elizabeth Loring Pollack			Fairview	No web attachments.
04/14/2022	09:49	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I oppose the rezoning	Kirsten Campbell			Fairview	No web attachments.
04/14/2022	09:50	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	The proposed building will be substantially higher than anything else in the area, so will not fit in with the neighborhood, will cast shadows over the surrounding streets and buildings, and will block views. With the additional density contemplated by the Broadway plan, this size of building is completely unnecessary in this area and especially in this prominent location where it will look completely out of place.	Jaime McInnes			Fairview	No web attachments.
04/14/2022	09:50	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	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. This 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. Building height of 40 stories will create Broadway Canyon, a dark, windswept stretch of road that will be most unpleasant, blockviews and disrupt the beautiful nature of our City. Strongly OPPOSED. I ask Mayor and Council to OPPOSE, and ensure that as Vancouver's density will inevitably increase, decisions are made now that will ensure greenspaces, family amenities and liveability will be assured for decades to come.	Alan Drinkwater			West Point Grey	No web attachments.
04/14/2022	09:53	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I am a Vancouver resident who lives in Cambie corridor (24th St). I oppose the CD-1 rezoning of the 1477 West Broadway property. Also opposed to the rezoning of heights in the City's future plan. The proposed potential heights of any new buildings/towers is offside with neighborhood. Studies have shown tower living is actually detrimental to livability and social connections. Please reconsider and focus more on reasonable builds of densification.	Krista Freeman			Riley Park	No web attachments.
04/14/2022	09:54	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	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. This 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. Building height of 40 stories will create Broadway Canyon, a dark, windswept stretch of road that will be most unpleasant, blockviews and disrupt the beautiful nature of our City. Strongly OPPOSED. I ask Mayor and Council to OPPOSE, and ensure that as Vancouver's density inevitably increases, decisions are made now that will ensure greenspaces, family amenities and liveability will be assured for decades to come.	Alan Drinkwater			West Point Grey	No web attachments.
04/14/2022	09:56	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	There used to be zoning that did not permit buildings to obscure the view of the mountains. Unfortunately Canada Place ruined that view. Now a too tall building is being considered at the corner of Granville and Broadway. Why? Is it really necessary to have it that tall? I oppose it.	Mary Bernadette H RTLE			Fairview	No web attachments.
04/14/2022	09:57	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	We are totally opposed to this height of development	Margaret Gofton			Fairview	No web attachments.
04/14/2022	09:59	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I am completely opposed to having a 40 story tower in this neighbourhood. This will completely ruin the look and atmosphere of our neighbourhood. This is not Tokyo or Shanghai! The whole idea of the False Creek slopes was to have a gradual slope to the water with no massive high rise development. We will lose our natural sunlight which will be shaded by all the proposed towers for this area. We have already lost all the city views in our area to see the mountains due to the massive developments in Yaletown and along the seawall on the other side of the water. A tower of this magnitude will look ridiculous in the older south granville area which is mostly lovely lower rise old buildings. A 40 story tower cannot happen here.	Dianne Malone			Fairview	No web attachments.
04/14/2022	10:09	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Not improving anyone's lives except profiteers. Lack of reasonable city plan reveals bad planning	Visva Hart			Kitsilano	No web attachments.

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

04/14/2022	10:12	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I oppose the rezoning.	David Bigio		s.22(1) Personal and Confidential	Fairview	No web attachments.
04/14/2022	10:12	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I live in Vancouver and pay taxes here. This proposed tower is way out of scale for the area and is unnecessarily tall. It is the antithesis of a green development. It will be counteractive to a development that encourages community or ameliorates social isolation. Two well identified challenges to living and thriving in this city. Other than profit it has no positive attributes at this proposed height and size for which permission should be granted.	Cleta Brown			Unknown	No web attachments.
04/14/2022	10:14	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I am against super high rise development in my neighborhood	Shane Patti			Fairview	No web attachments.
04/14/2022	10:15	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Charles Montgomery would not be happy about this. Residents near by aren't happy about this. The integrity and reputation of the city's urban planning decisions lower immensely. Now you want to rush the subway' For what 'To impress developers and create more space that's not affordable' (20% lower housing is so misleading) When is that ever cool' Bringing in more disinteresting aspects to Vancouver is so silly. Building this and blocking of what Vancouver's beauty is all about is a shocking idea that you guys want to pull the trigger on. This proposed building blocks sunlight, the view of mountains and ocean, and will stick out like a sore thumb. Charles Montgomery should write another book, 'Vancouver - the most misleading beautiful place on earth'. Why not spend resources and your time on things that will make this place better. This will not.	Derrick Fu			Fairview	No web attachments.
04/14/2022	10:27	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	RESEND NG as it seems this has not gone through the first time. 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/r5.pdf The Coalition of Vancouver Neighbourhoods (CVN) is opposed to this proposal since it is far too large for the area, has had a flawed process that is brought forward prematurely. The local community's concerns have not been addressed. Not only is the project far too large in scale for both height and density, but there has also been an enormous breach of process to get to this point. City staff state that the proposed height of 40 storeys and density of 12:3 FSR aligns with the Broadway Plan, even though Council has not approved the Plan yet. This sets a huge precedent for the whole Broadway Corridor. There is no rationale why this project should be considered for approval now when the Broadway Plan is proposed to go to Council next month. Staff are recommending \$3.3M in development fees be waived. If you accept that, this project will increase demand for infrastructure and amenities, and you will instead force those costs to be subsidized by public funding through property taxes and capital debt financing. If you approve this project you will be setting a precedent for 40 storeys at other stations, resulting in large scale growth despite having no plans for funding for more schools, among many other growth related needs. You must not ignore the many other issues involved in setting a precedent for this development in the Broadway corridor, such as massive shadowing, embodied carbon, as well as land value inflation that will lead to the loss of affordable rentals throughout the area. Please do not approve this proposal. See more here: https://www.fsgac.org/1477-w-broadway-rezoning Steering Committee, Coalition of Vancouver Neighbourhoods Member Groups of the Coalition of Vancouver Neighbourhoods Arbutus Ridge Community Association Arbutus Ridge/ Kerrisdale/ Shaughnessy Visions Cedar Cottage Area Neighbours Dunbar Residents Association Fairview/South Granville Action Committee False Creek Residents Association Grandview Woodland Area Council Granville-Burrard Residents & Business Assoc. Greater Yaletown Community Association Kitsilano-Arbutus Residents Association Kits Point Residents Association Marpole Residents Coalition NW Point Grey Home Owners Association Oakridge Langara Area Residents Residents Association Mount Pleasant Riley Park/South Cambie Visions Shaughnessy Heights Property Owners Assoc. Strathcona Residents Association Upper Kitsilano Residents Association West End Neighbours Society West Kitsilano Residents Association West Point Grey Residents Association West Southland Residents Association	Steering Committee			Unknown	APPENDIX D
04/14/2022	10:28	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I live in Vancouver and I oppose the CD-1 REZON NG at 1477 West Broadway.	Judy MacDonald			Fairview	No web attachments.
04/14/2022	10:35	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I am completely against any rezoning in the Broadway Plan area as premature. Until the Broadway Plan has been adopted, how can we know what aligns with it'	Wayne Meadows			Kitsilano	No web attachments.
04/14/2022	10:41	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I live in Fairview Slopes (30 years) and oppose the CD-1 Rezoning at 1477 West Broadway!	mark Emery			Fairview	No web attachments.
04/14/2022	10:43	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I do not support this development. There's opportunity to make this more affordable. Why not 30% or 40% affordable rentals' 20% or 50 units is just a drop in the bucket for such a large development. Who's going to afford to pay these high rents, not the average minimum wage earners. No wonder Jean Swanson opposed it.	Yoshi C.			Kitsilano	No web attachments.

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

04/14/2022	10 58	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Our family opposes the extreme height of the proposed development at 1477 West Broadway. We need to treasure our city views . Such extreme highrises will block the sun, create wind tunnels ' not conducive to an enjoyable liveable city. Surely the city planners can create a delightful liveable hub without going so high	Valerie Archer		s.22(1) Personal and Confidential	Dunbar-Southlands	No web attachments.
04/14/2022	11 06	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	' City staff state that the application's proposed height & density aligns with the Broadway Plan, even though Council hasn't approved the Plan yet. ' 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.	Bram van den Berg			Fairview	No web attachments.
04/14/2022	11 08	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	' City staff state that the application's proposed height & density aligns with the Broadway Plan, even though Council hasn't approved the Plan yet. ' 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.	Barbara Arnold			Fairview	No web attachments.
04/14/2022	11:12	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	To Mayor and City Council We are 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. There are other options for the form of development at Subway stations. We 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. Jan Pierce Larry Benge Per Board of Directors West Kitsilano Residents Association	Jan Pierce			Kitsilano	No web attachments.
04/14/2022	11 20	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	The new density proposal is far too high for the area, I would be in favour of an increase in housing of single-family, multi-family townhomes, low rise apartment buildings. Right now, the neighbourhood is primarily made up of these zonings and an increase in supply of these zonings would accomplish the goal of reducing the housing supply gap and making good use of the land. 40 storey buildings would completely ruin the cityscape in West Point Grey.	Avril Li			West Point Grey	No web attachments.
04/14/2022	11 23	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	My wife and I are completely opposed to the rezoning of 1477 West Broadway to 40 stories.	Greg Booth			Mount Pleasant	No web attachments.
04/14/2022	11 28	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	We already have high & dangerous amounts of traffic passing through our neighbourhood to access the Granville Street Bridge (on 5th Avenue) which is across from the Granville Loop Park. Even though there is a park there is no speed limits set, and no pedestrian controlled crosswalk with resulting close calls and speeding drivers using the access to the bridge to whip around the corner. I am stunned that even more density is planned when the city hasn't addressed making our area a true neighbourhood as it is...	Jocelyn Coupal			Fairview	No web attachments.
04/14/2022	11 28	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	My wife and I are completely opposed to the rezoning of 1477 West Broadway to 40 stories.	Greg Booth			Mount Pleasant	No web attachments.
04/14/2022	11 30	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	The entire city is turning into the West End! 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. Shadowing not assessed at the winter solstice, the darkest time of the year.	Caroline Solis			West Point Grey	No web attachments.
04/14/2022	11 31	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I oppose the rezoning. Don't understand how people who are not actually impacted / don't live in the neighbourhood could decide the result. How about first looking after the needs of the existing neighbourhood	Jim Grisdale			Fairview	No web attachments.
04/14/2022	11 31	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I support improving opportunities for lower income people, but Council, you seem determined to destroy piecemeal everything that is nice about Vancouver. I voted for most of you in 2018 and also supported many financially, but I will consider very carefully before supporting any of you again. For most of the year we have little sunlight ... and we have lost so many of our views over the last 50 years ... do you really want Vancouver to lose what made it such a wonderful place to live' You will accelerate loss of older reasonably scaled buildings, just as your predecessors allowed in Kerrisdale (when I fought that as hard as I could in 1989-1991 as a local MLA). You look like you wish to be remembered as the people who helped finish off Vancouver's livability.	Thomas L. Perry			Unknown	No web attachments.

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

04/14/2022	11 33	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Yikes, think of the shadows and lack of fresh air and light with all the buildings east and north of this tower. They will live in shade forever. So WRONG. What happened to our green city'	G		s.22(1) Personal and Confidential	West Point Grey	No web attachments.
04/14/2022	11 38	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. These developments are not in line with the feel of the neighborhood, and this density could be effectively spread over a much larger area of the city.	Mallory Flynn			Unknown	No web attachments.
04/14/2022	11:40	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Please stop with the tall towers outside of the downtown core. You will completely destroy the character of Vancouver and it's neighbourhoods if you keep pushing these ridiculously high towers. Those belong downtown. The rest of Vnacouver can be densified with low rise buildings. Nobody wants a 40 story building other than developers.	Caroline McIntyre			Unknown	No web attachments.
04/14/2022	11 54	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	This structure would change the integrity of the area in a manner that would erase its longstanding character.	Peggy Rae Koopman			Kerrisdale	No web attachments.
04/14/2022	11 55	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.	Jon Newman			West Point Grey	No web attachments.
04/14/2022	11 57	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	This development is far too tall to fit into the Fairview area! t needs to be revised and reviewed by all council members before being approved. Get council to walk the area before making decisions!!	Scordo			Fairview	No web attachments.

I am writing to express my opposition to the massive tower proposed for 1477 West Broadway.

This is yet another one of those MIRHPP spot rezonings that sow contention wherever they go. MIRHPP continually insists on building structures local residents hate because they are excessive in size and density and give too many free gifts to developers in exchange for a paltry number of not-even-really so-called affordable units that are generally so tiny as to be barely livable. In the case of 1477 West Broadway, the actual number of "affordable" units and their rents have not even been specified. How can council even consider approving such a half-baked plan? We don't even know what we're getting here!

The report on this proposal states its height and density aligns with the Broadway Plan. How can that even be considered justification for 1477 Broadway given that the Broadway Plan is not yet complete? Stop putting the cart before the horse.

This tower would be ridiculously high, creating major shadowing issues. The existing shadow studies fail to assess shadows at winter solstice, the darkest time of the year. This oversight is unacceptable. 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 these 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 are not acknowledging that the closest schools to 1477 West Broadway are not only further away than the High-Density Housing for Families with Children Guidelines contemplate, they are both operating at full capacity!

Towers above subways on busy streets lacking amenities for families are not the type of housing Vancouver needs. We need ground level, affordable housing in low rise structures, not more and more of these hideous towers that make the City a horrible place to live.

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&s=r

And as usual, the City's engagement process is completely flawed and designed to manufacture consent. Please refer to the email I sent to you April 5 with subject "Vancouver's deeply flawed public engagement processes give biased results, need a major overhaul". The issues I raised there certainly apply in this case. For example, the Virtual Open House data is a confusing mess, intended to create the illusion of

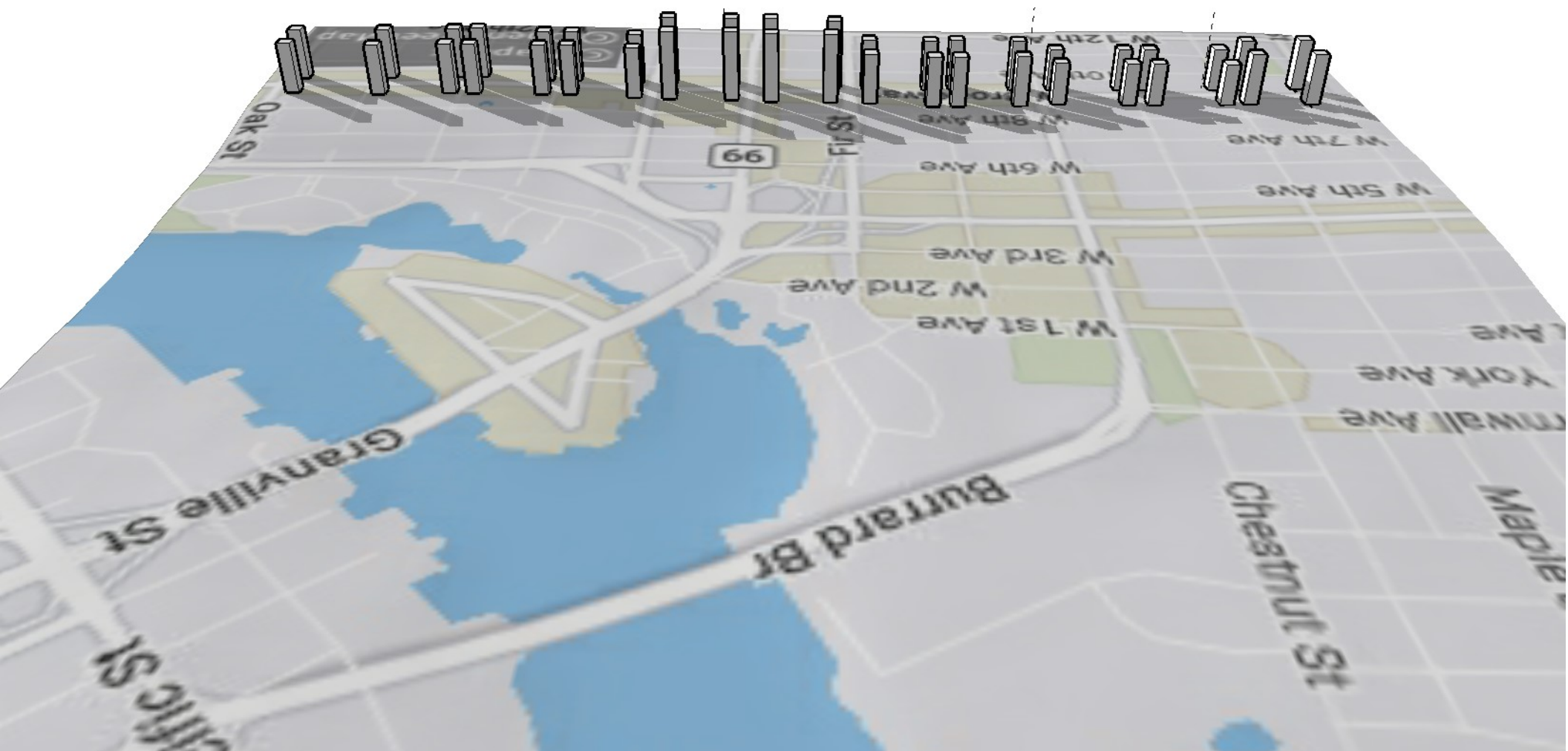
engagement. Buried in Appendix F we learn that 207 respondents opposed the rezoning (vs. 197 in support, 20 mixed), but the data doesn't report where the respondents live. Based on previous experiences, the Fairview/South Granville Action Committee expects that most "support" comes from outside of Vancouver. Is that democratic? And even so, more respondents were opposed than in support!

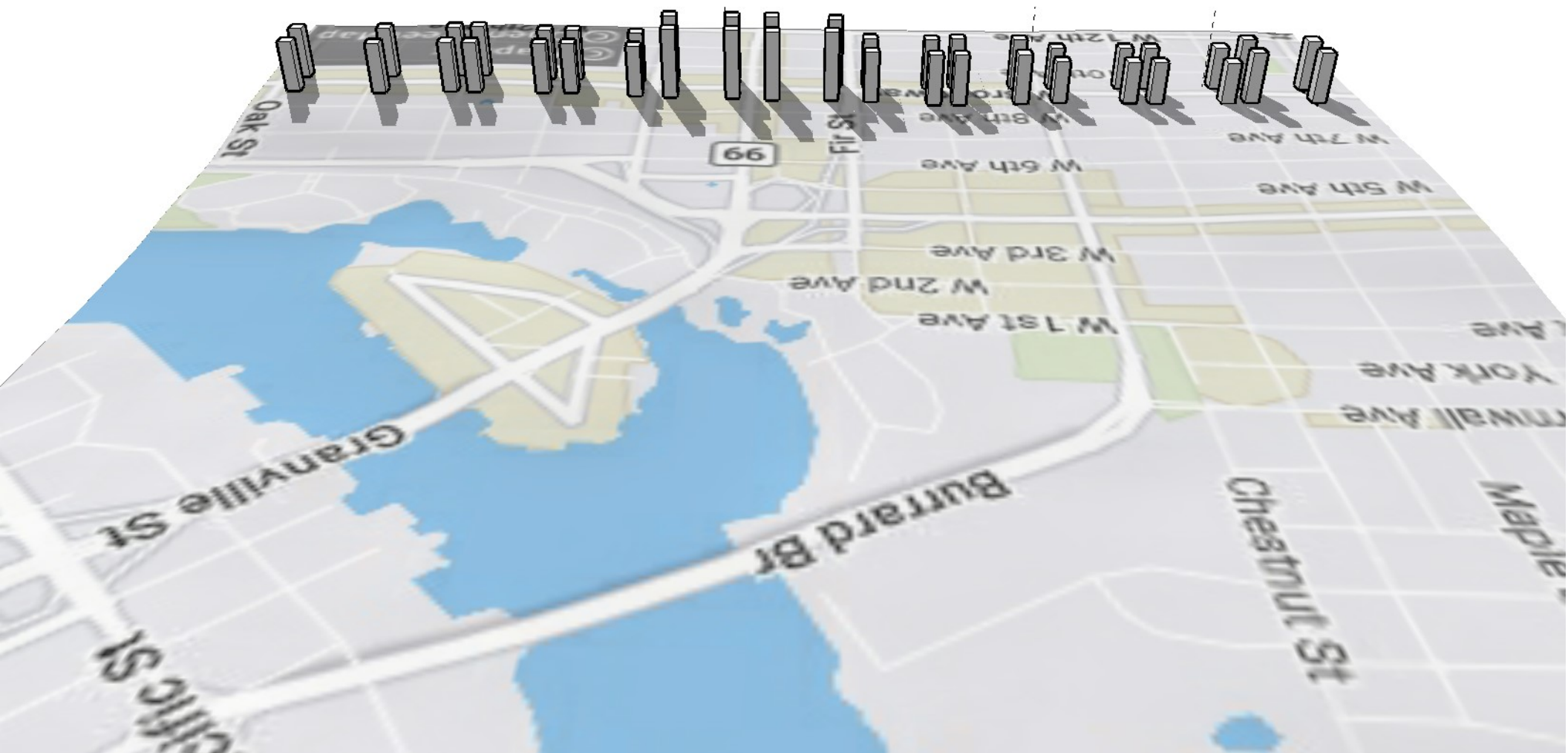
Those are just some of the reasons Council should reject this proposal. I completely share the many concerns detailed at the following links.

https://www.fsgac.org/1477-referral-report-errors?utm_campaign=9e5c7ef2-647b-4445-9415-7c13d41a53a2&utm_source=so&utm_medium=mail&cid=0a4086f0-339d-4580-9b0f-b7e781e4f3f4

<https://www.fsgac.org/1477-w-broadway-rezoning>

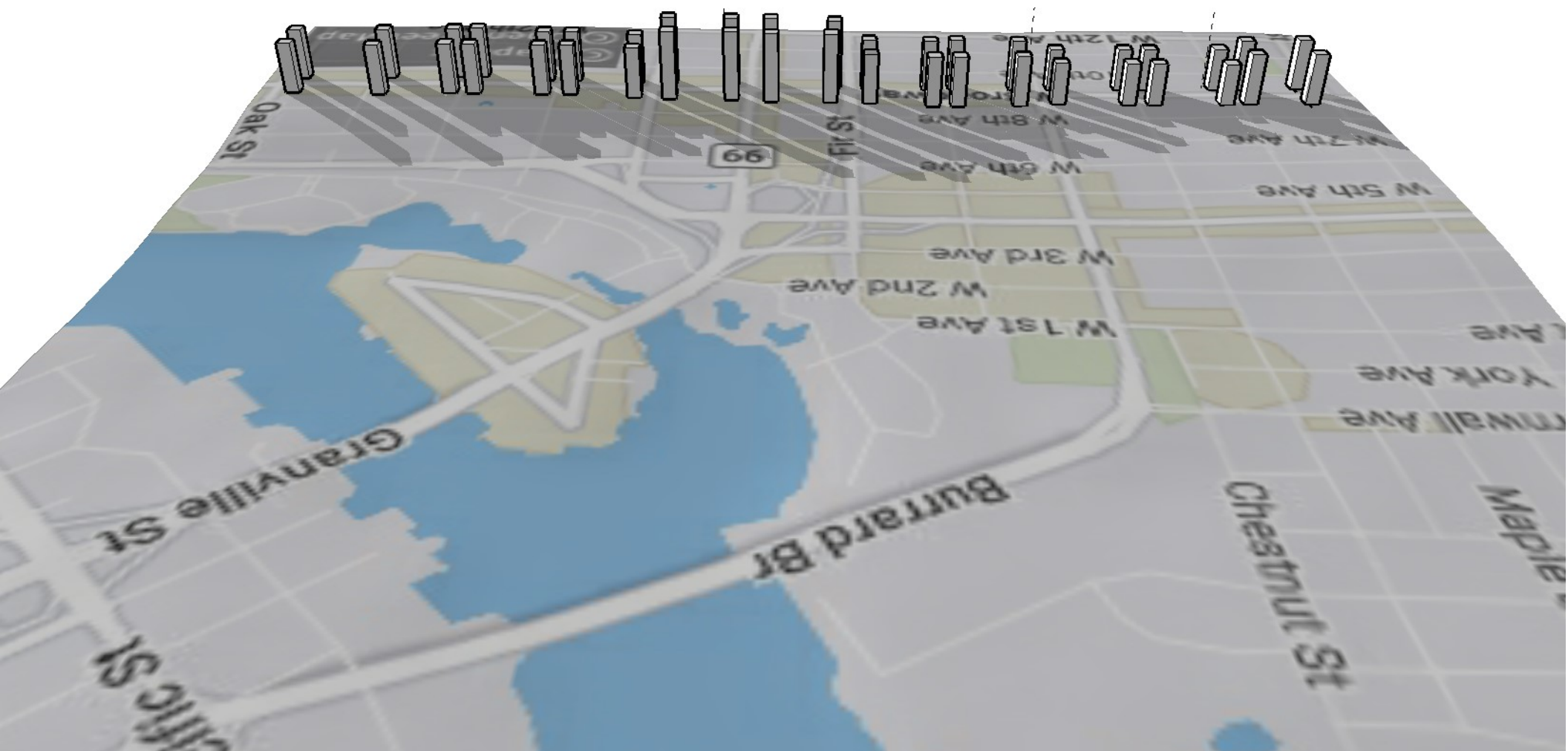
Sincerely,
Roberta Olenick

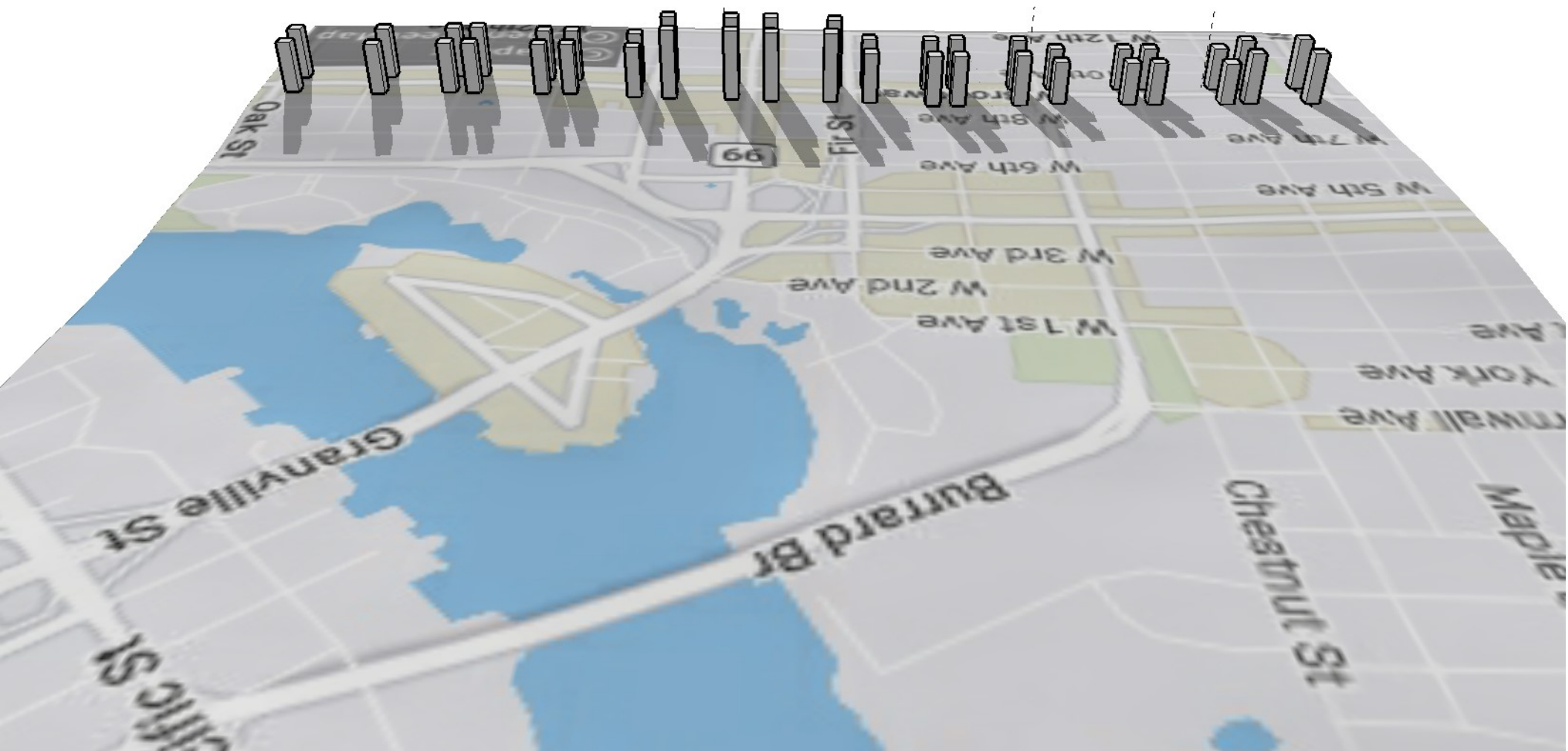


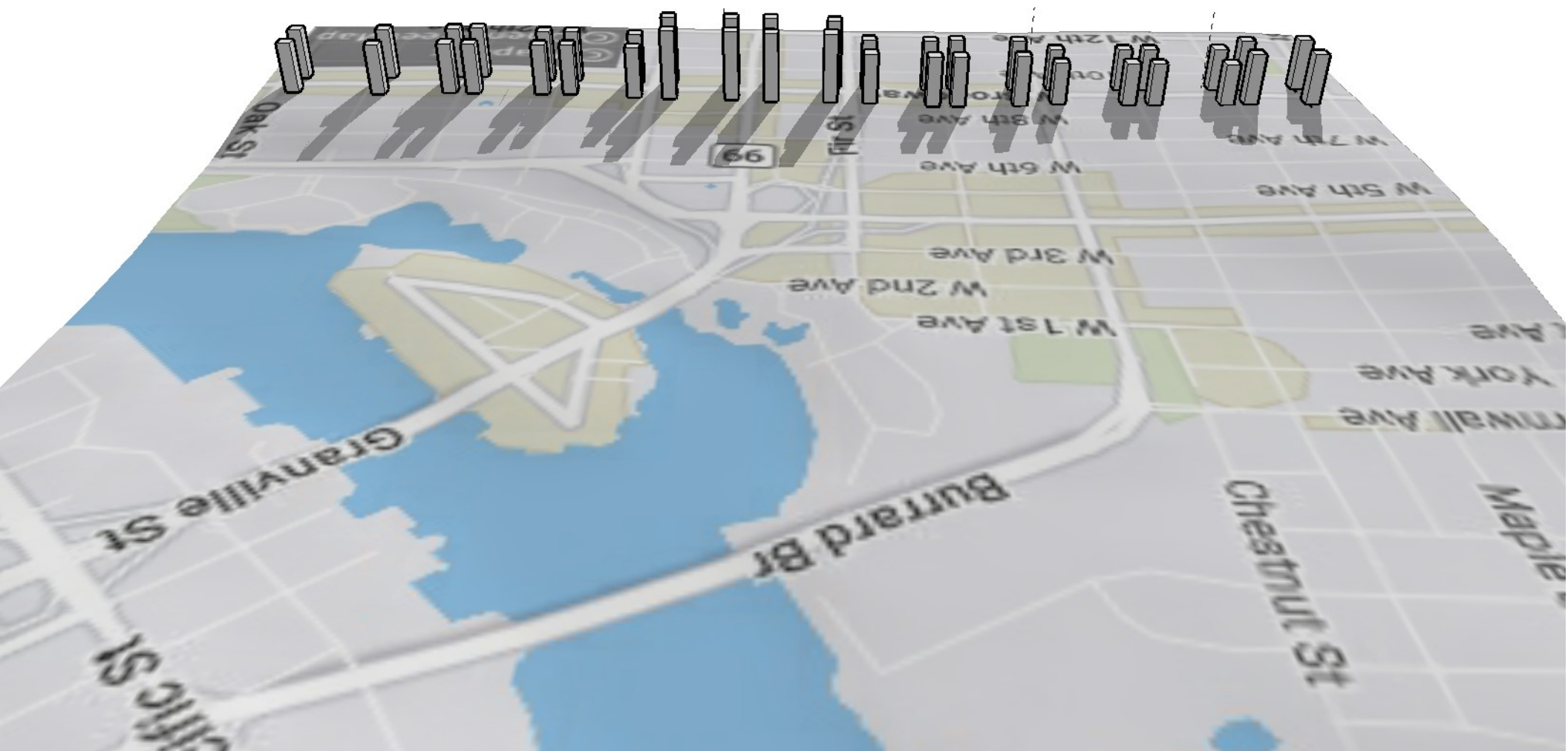




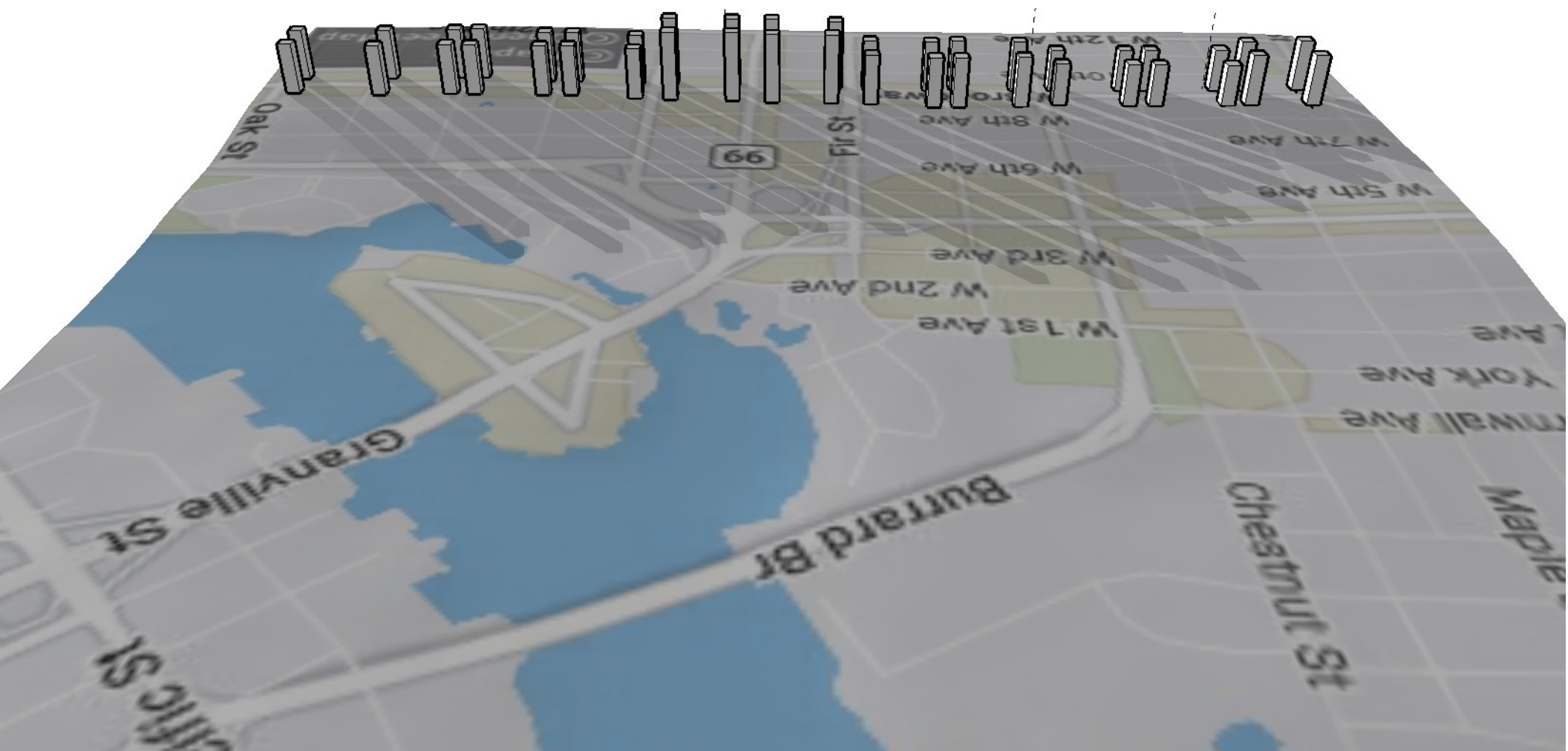


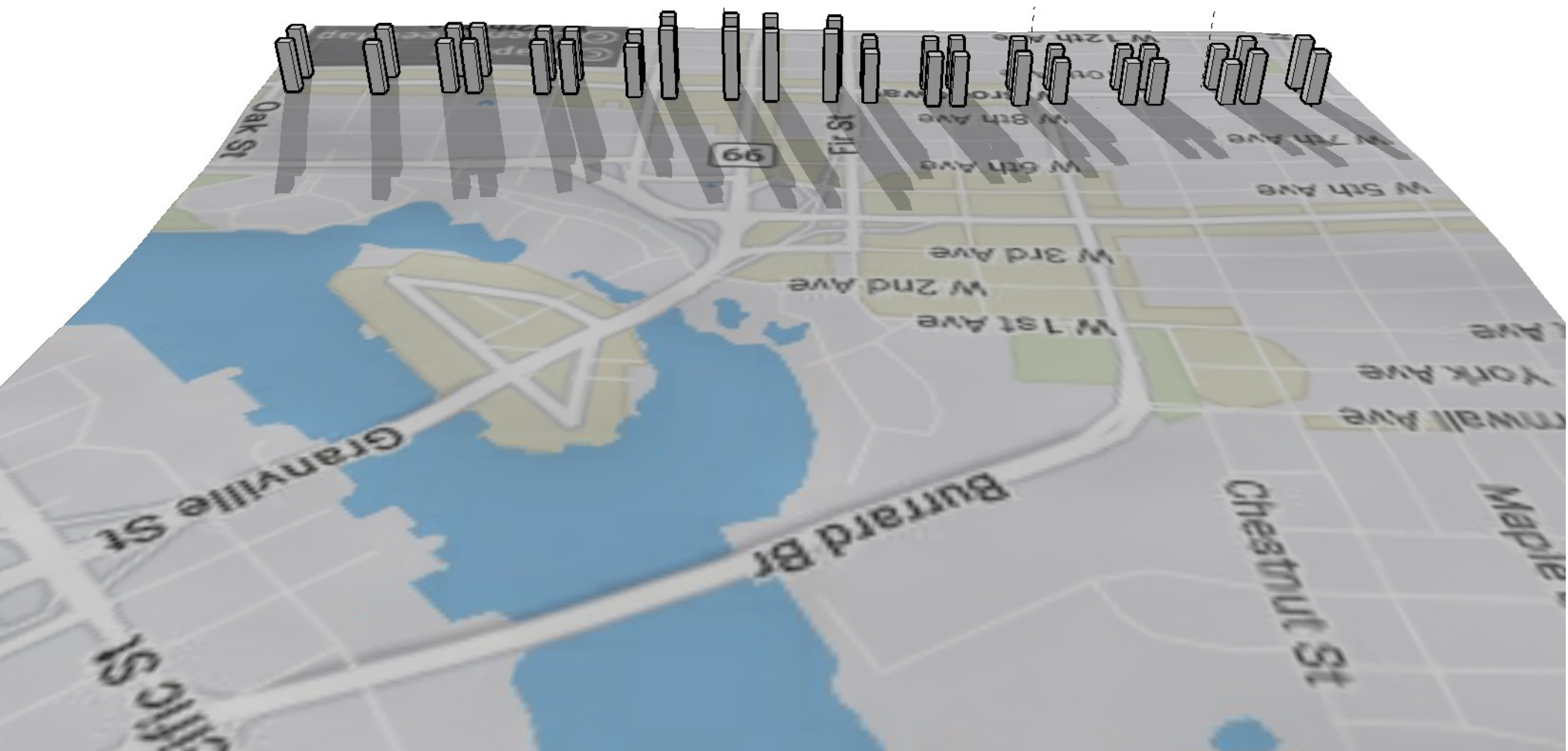




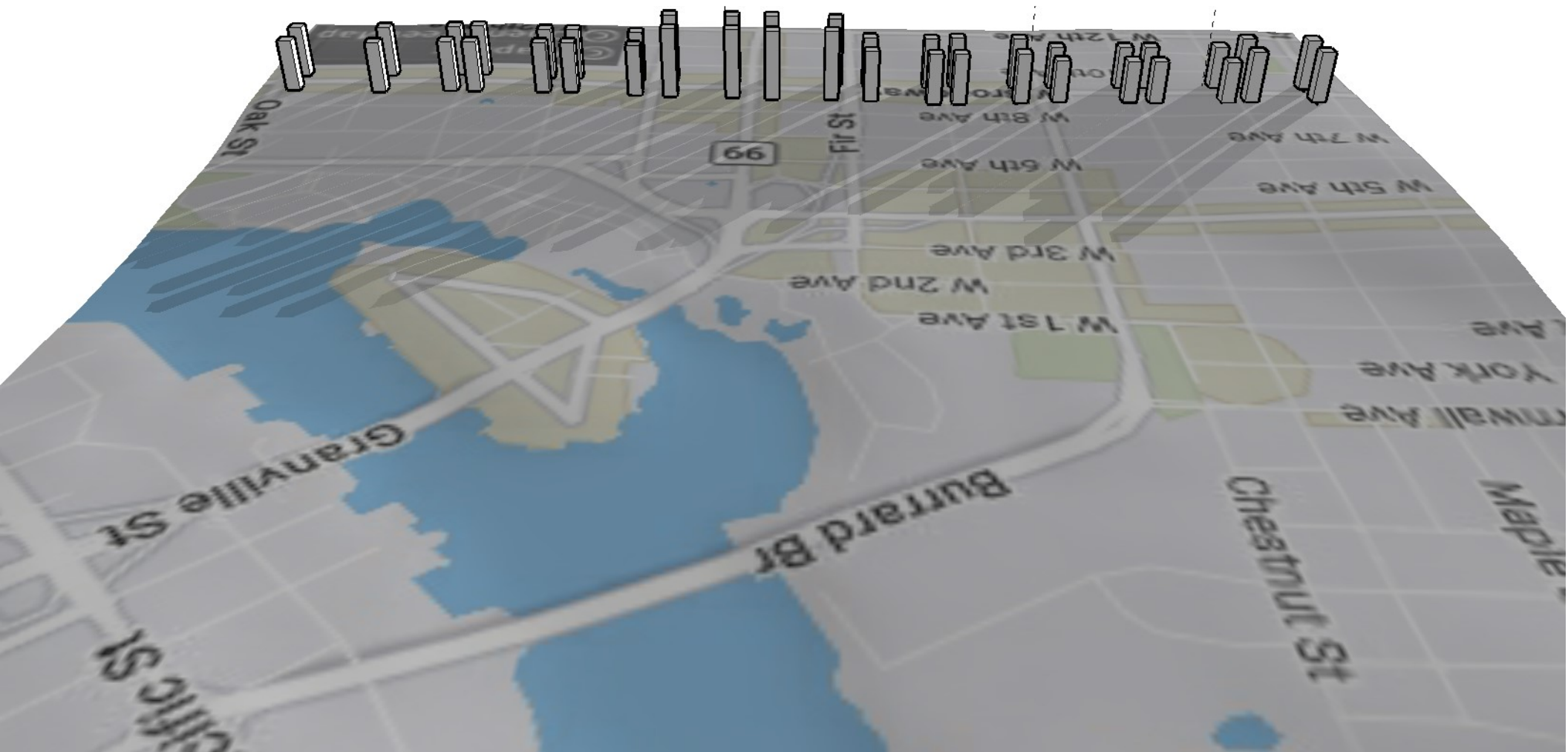


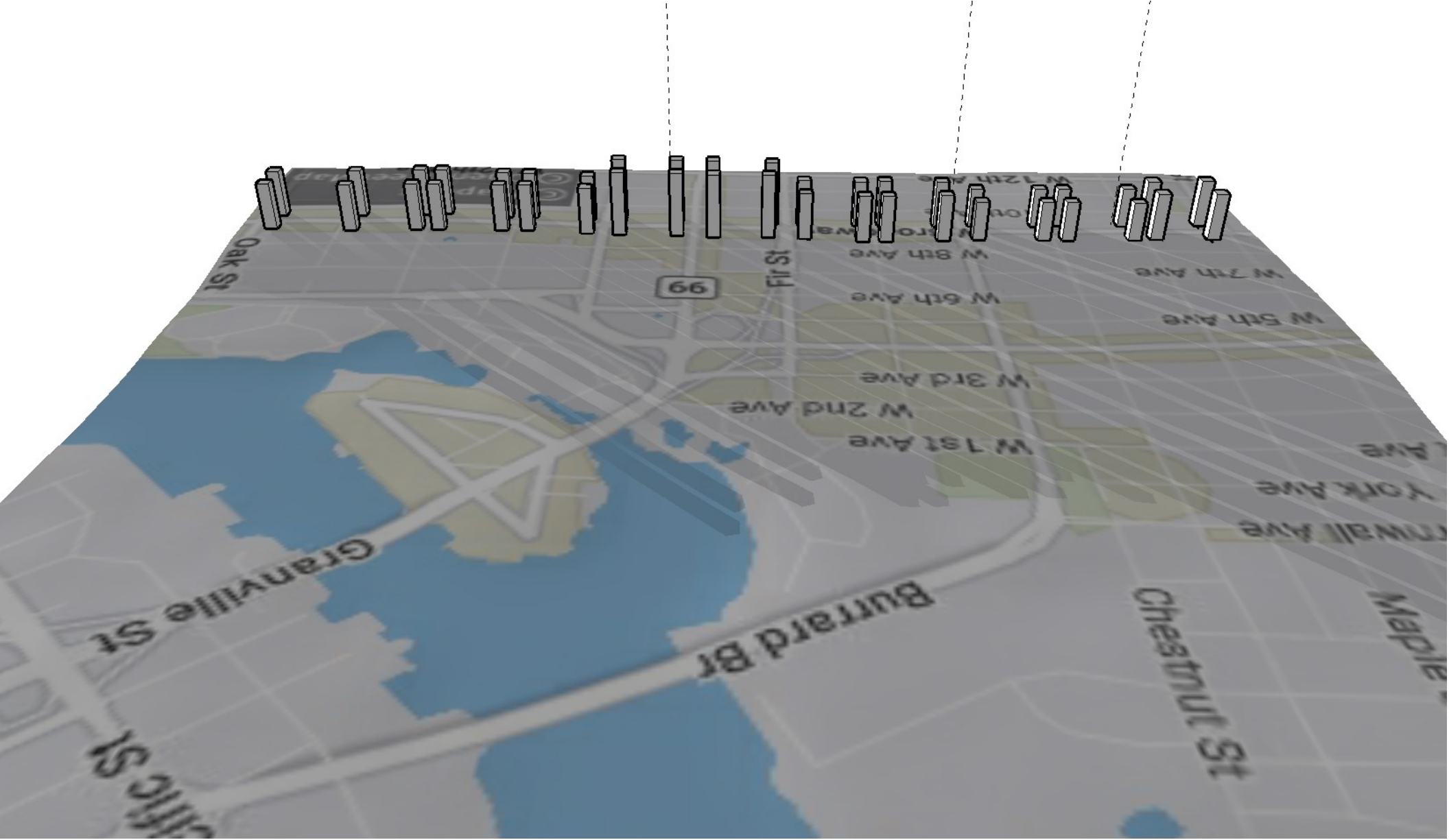






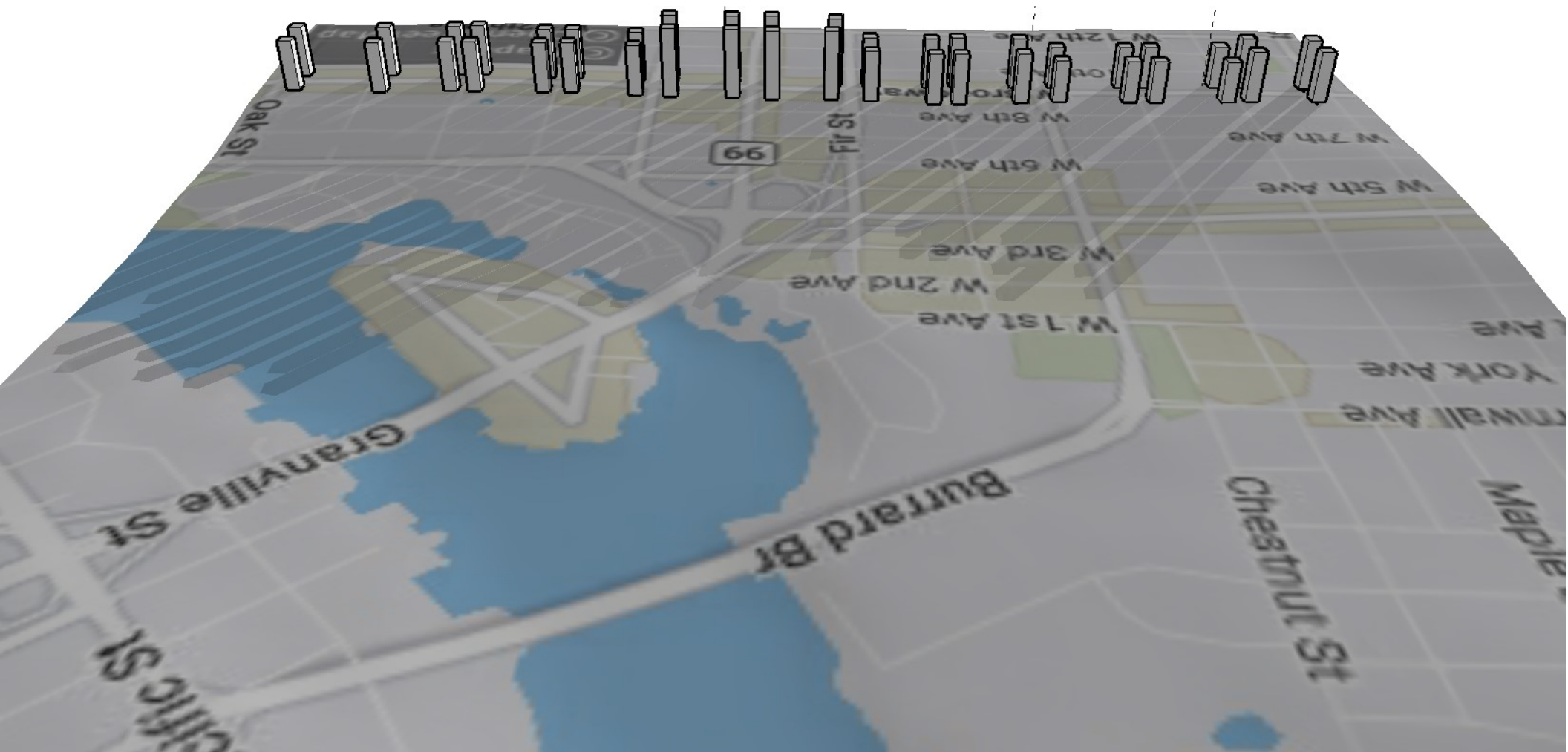


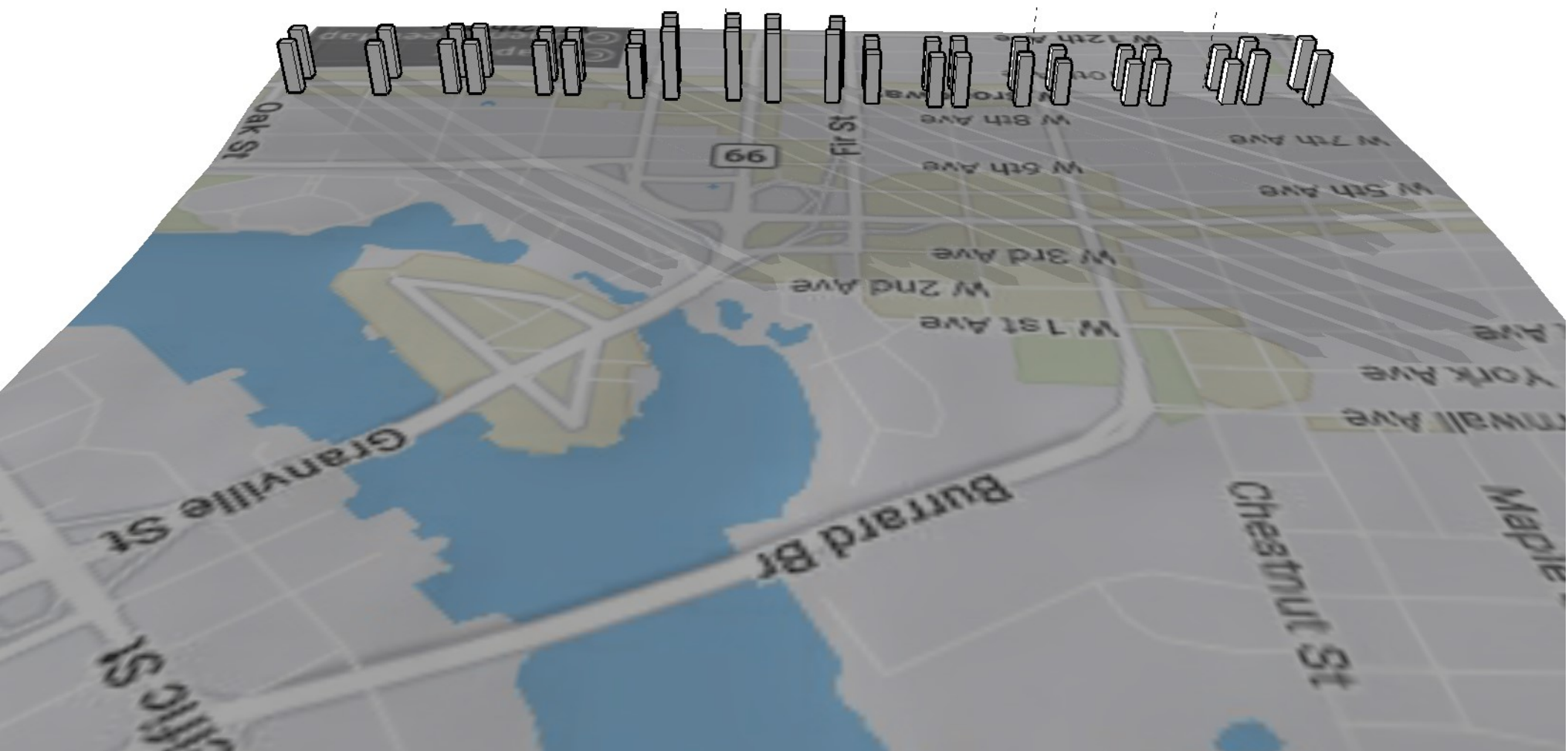




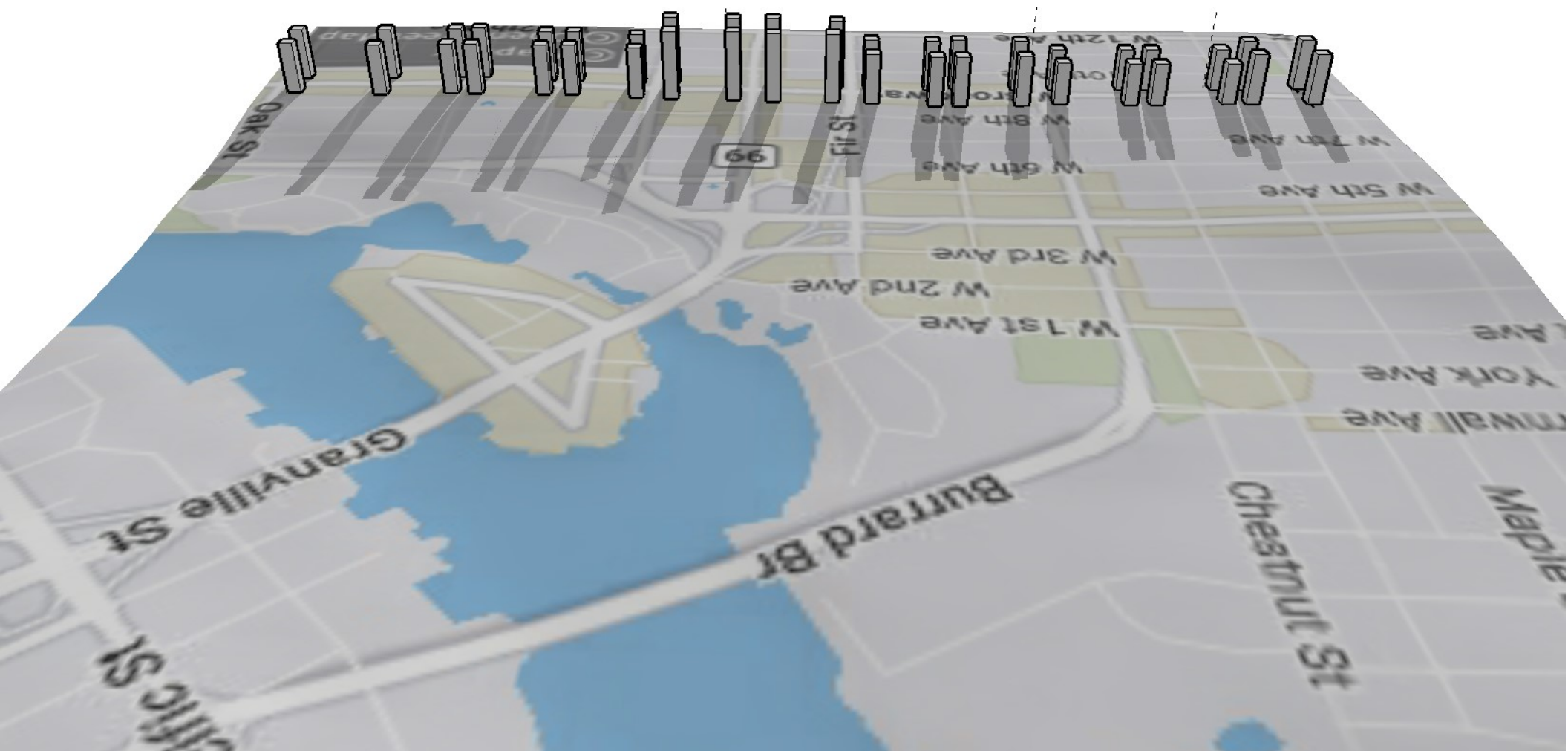


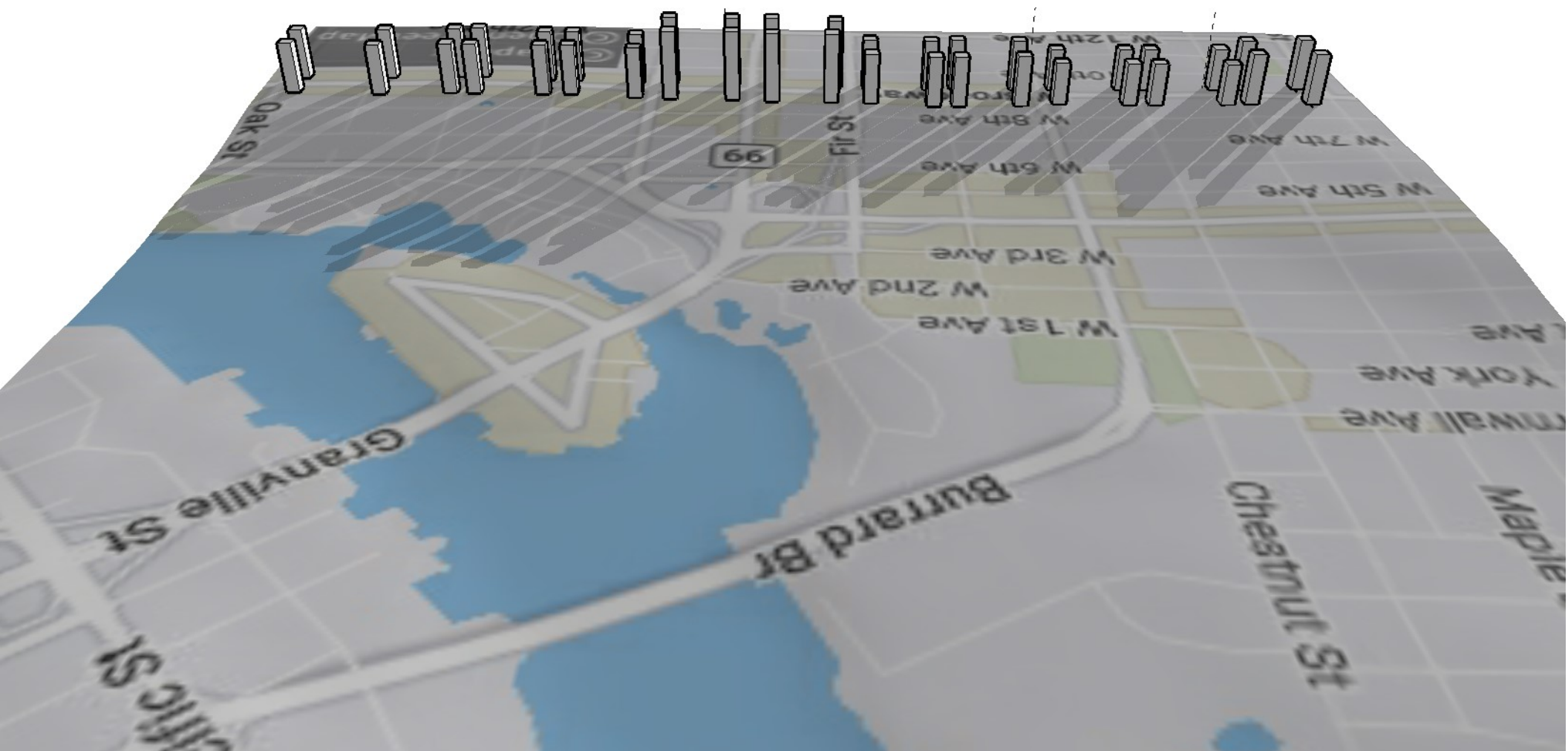


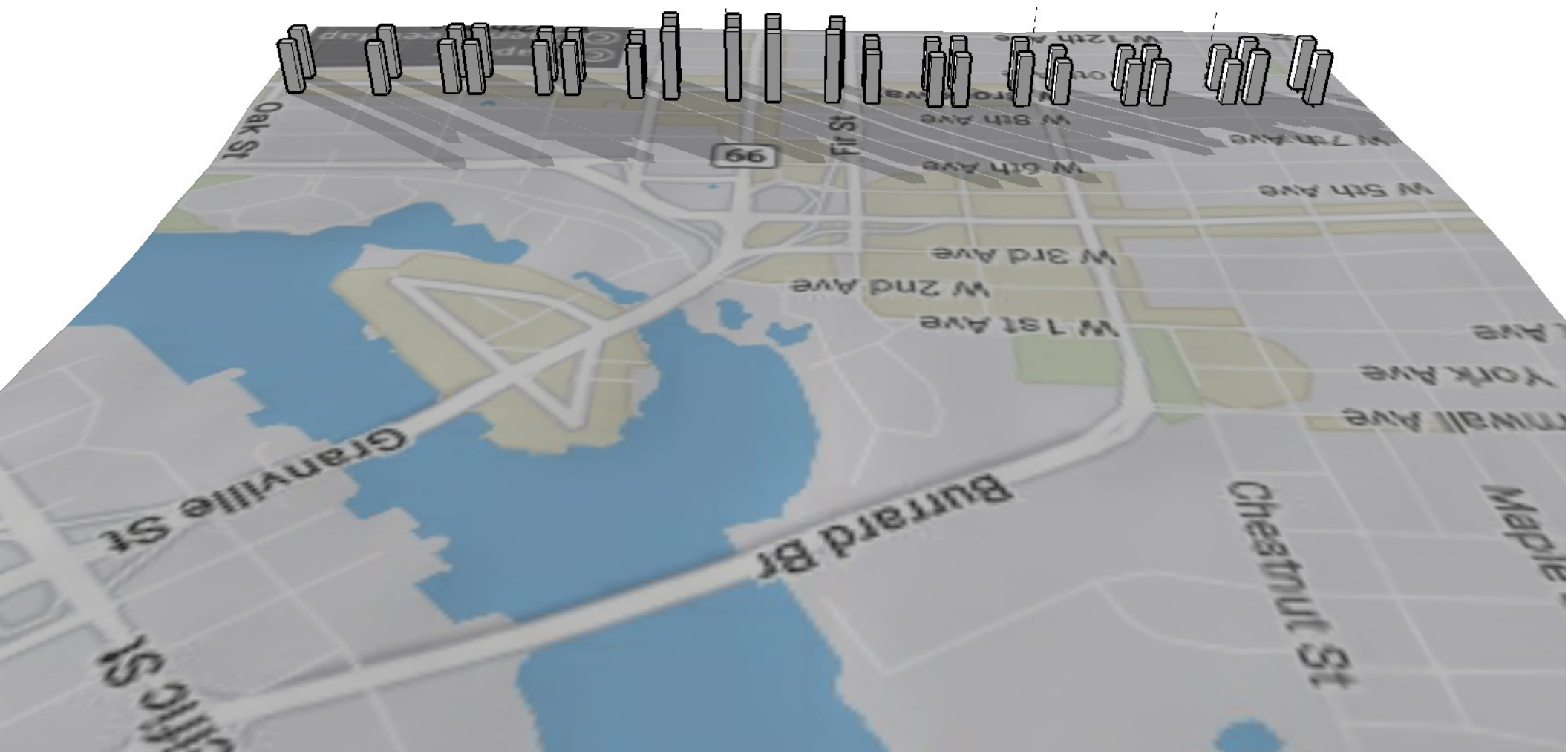


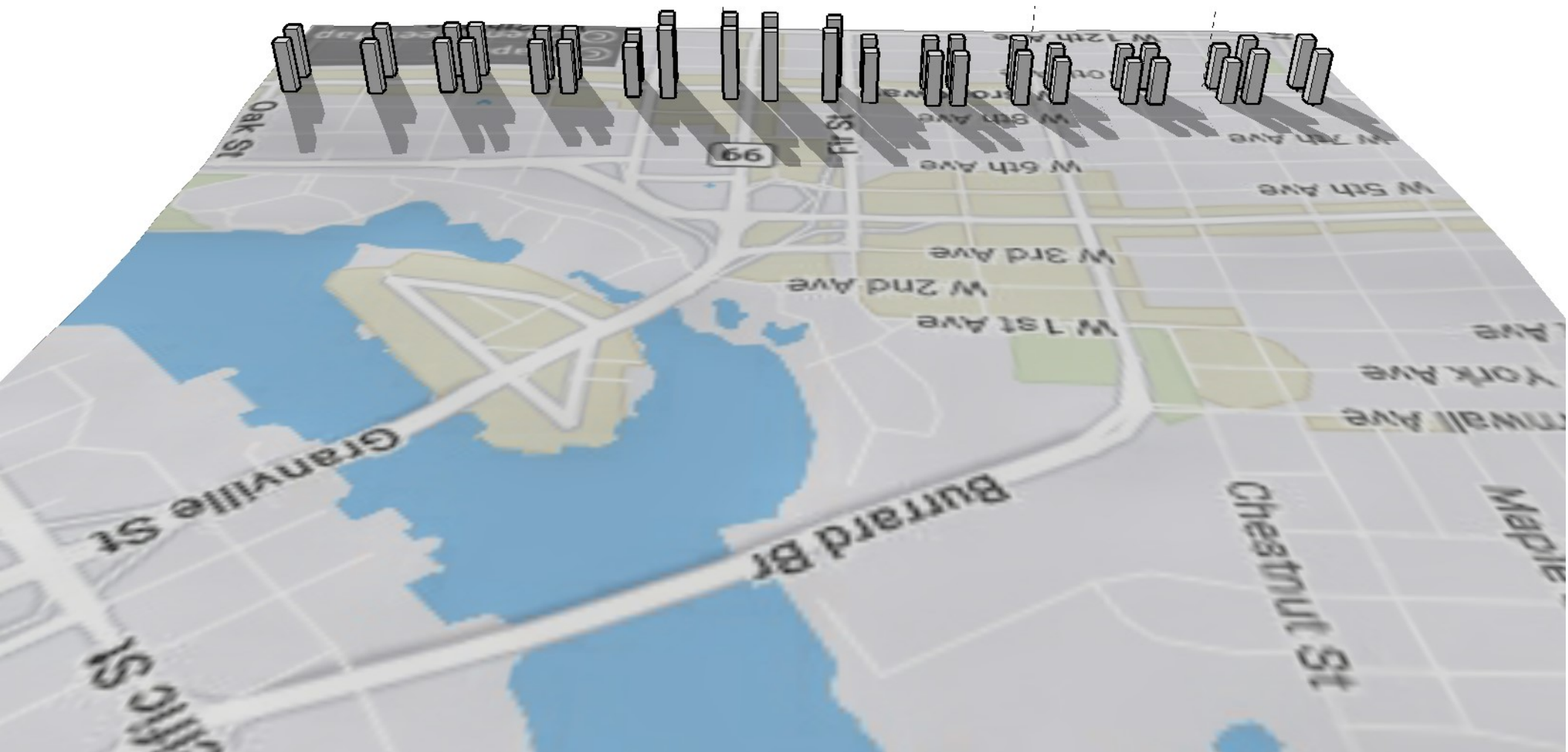


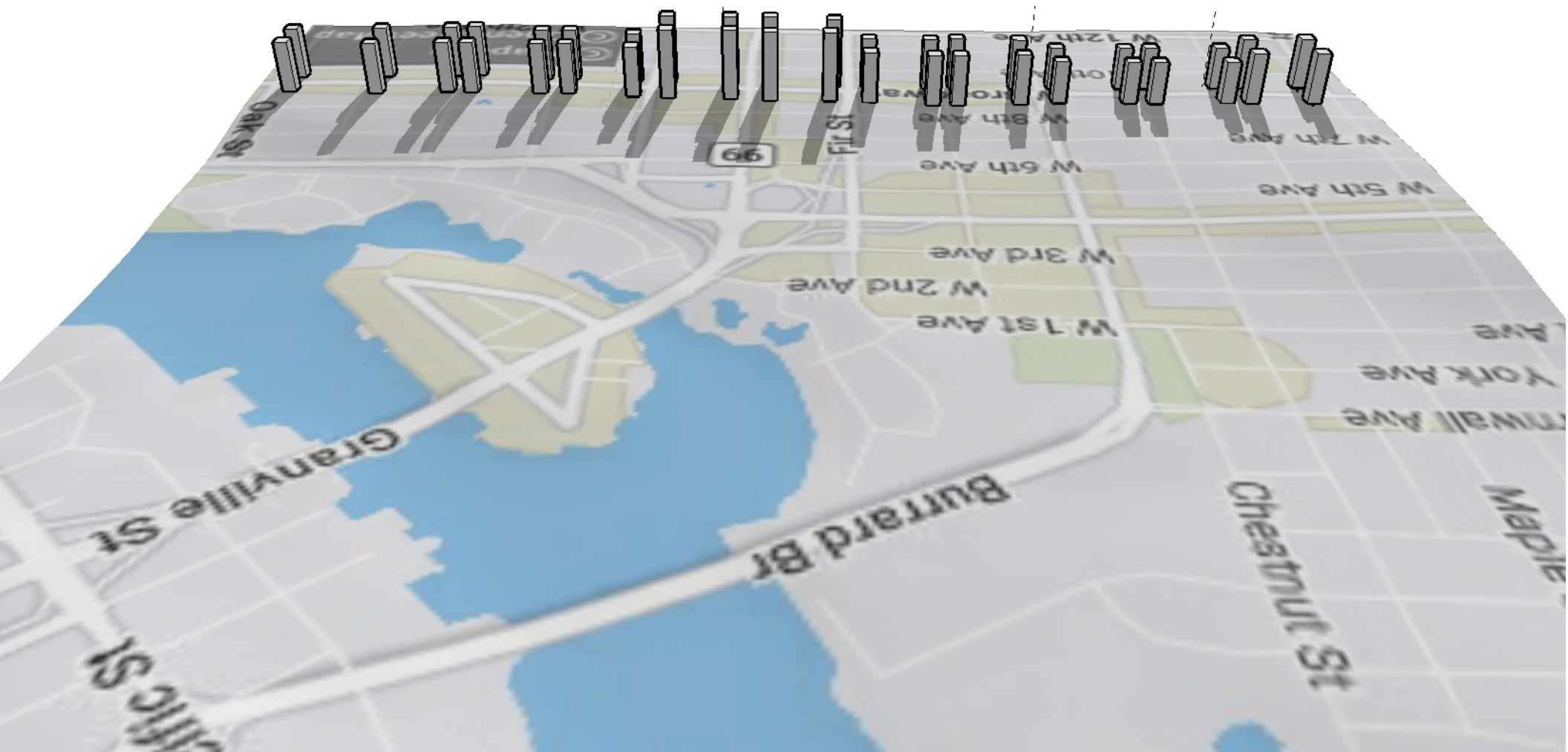


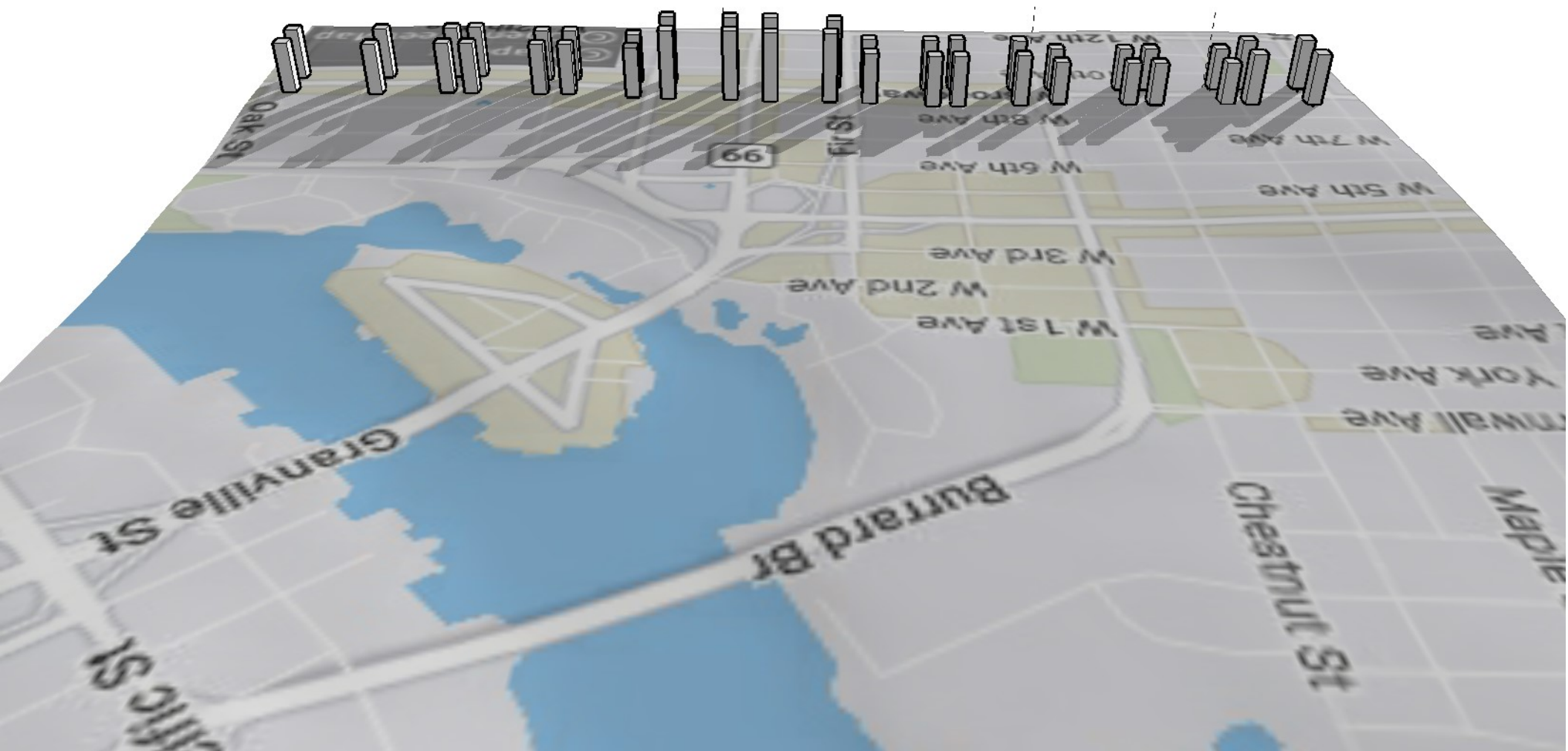


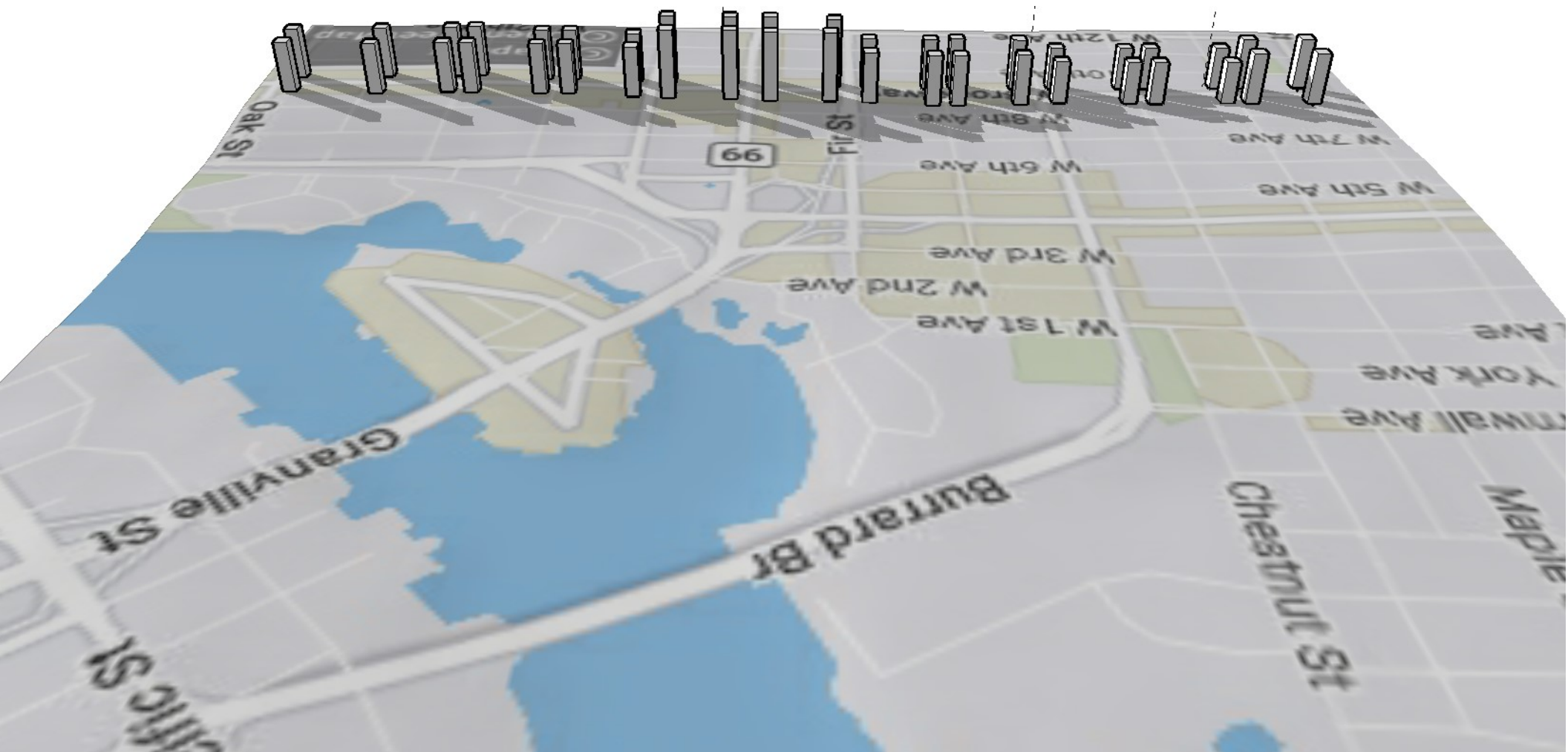


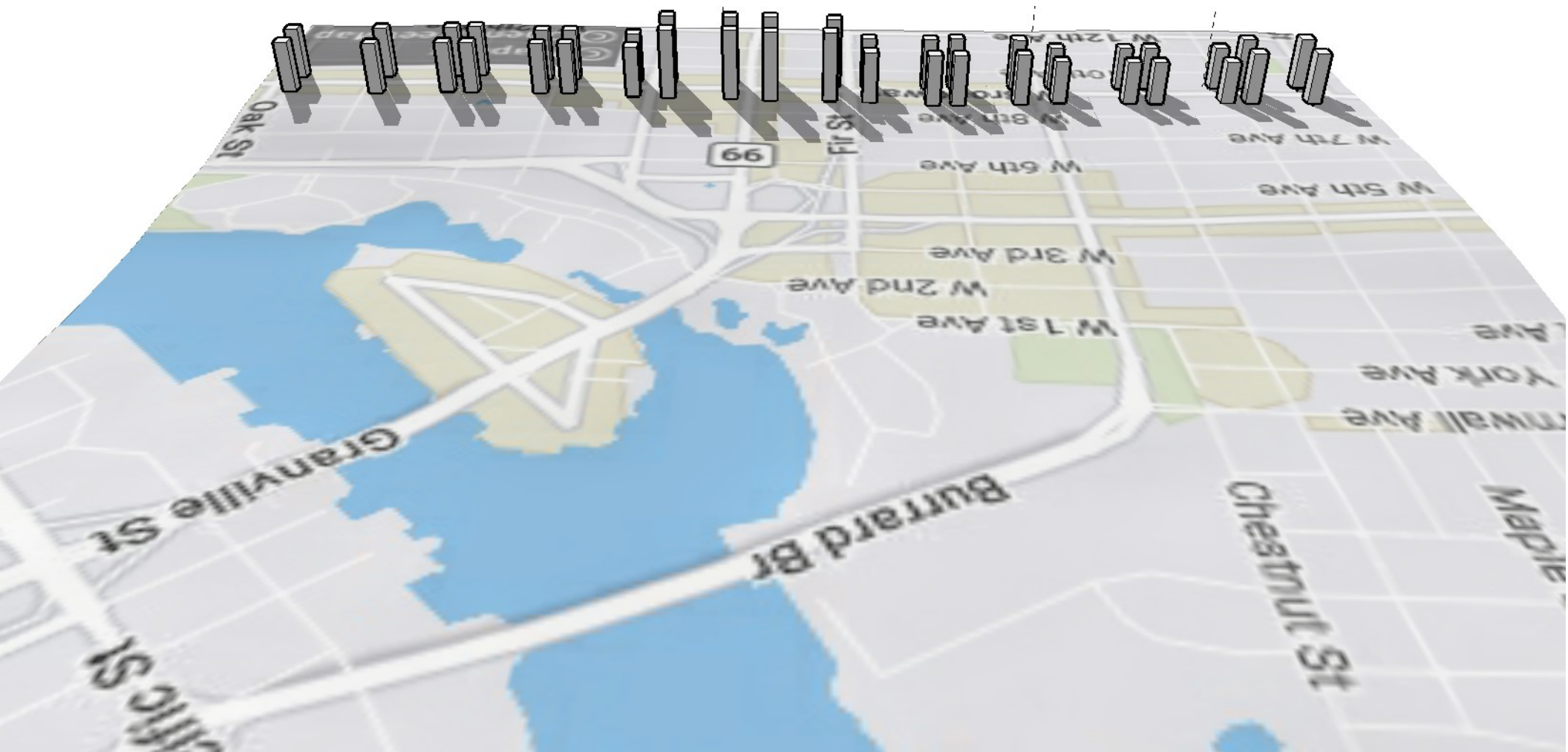


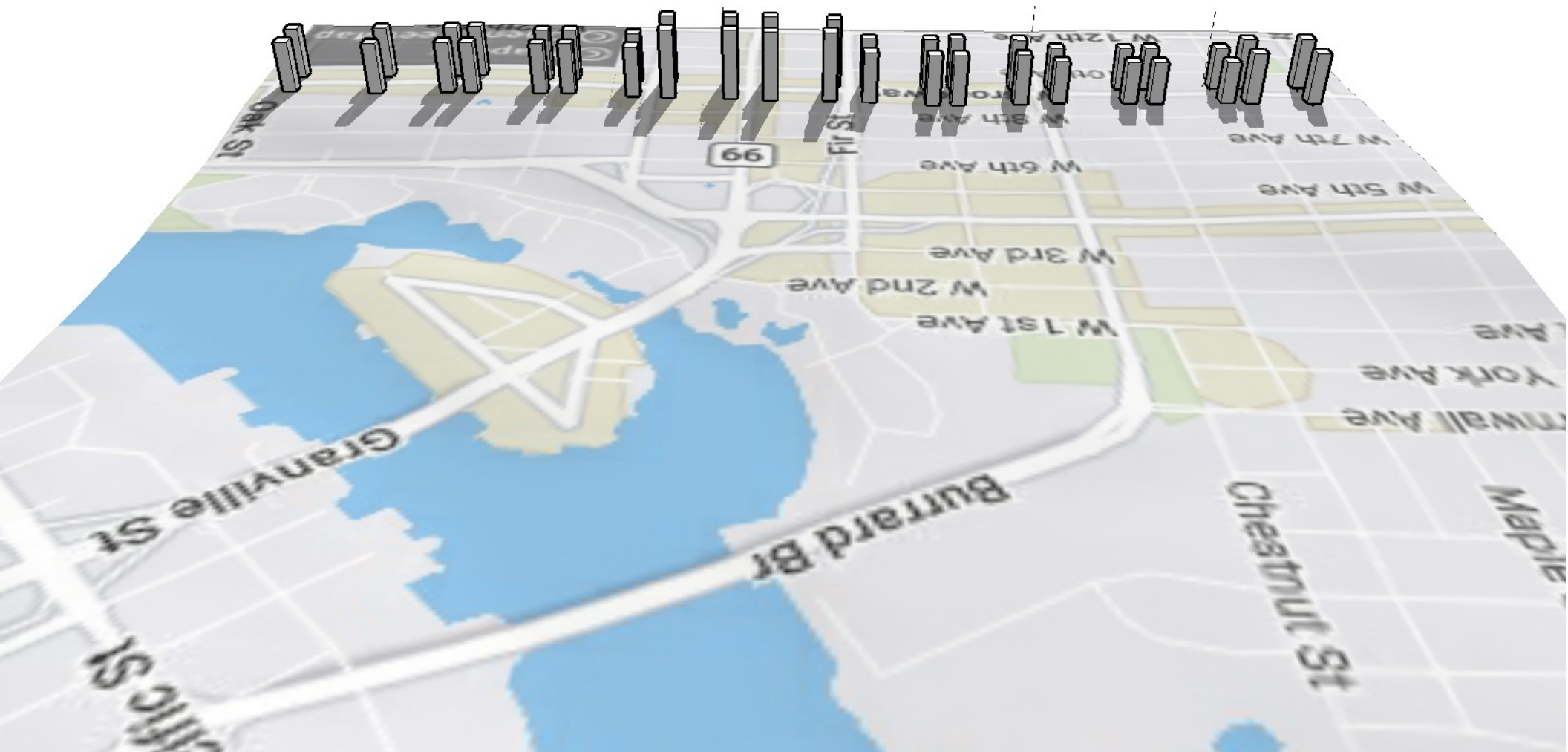


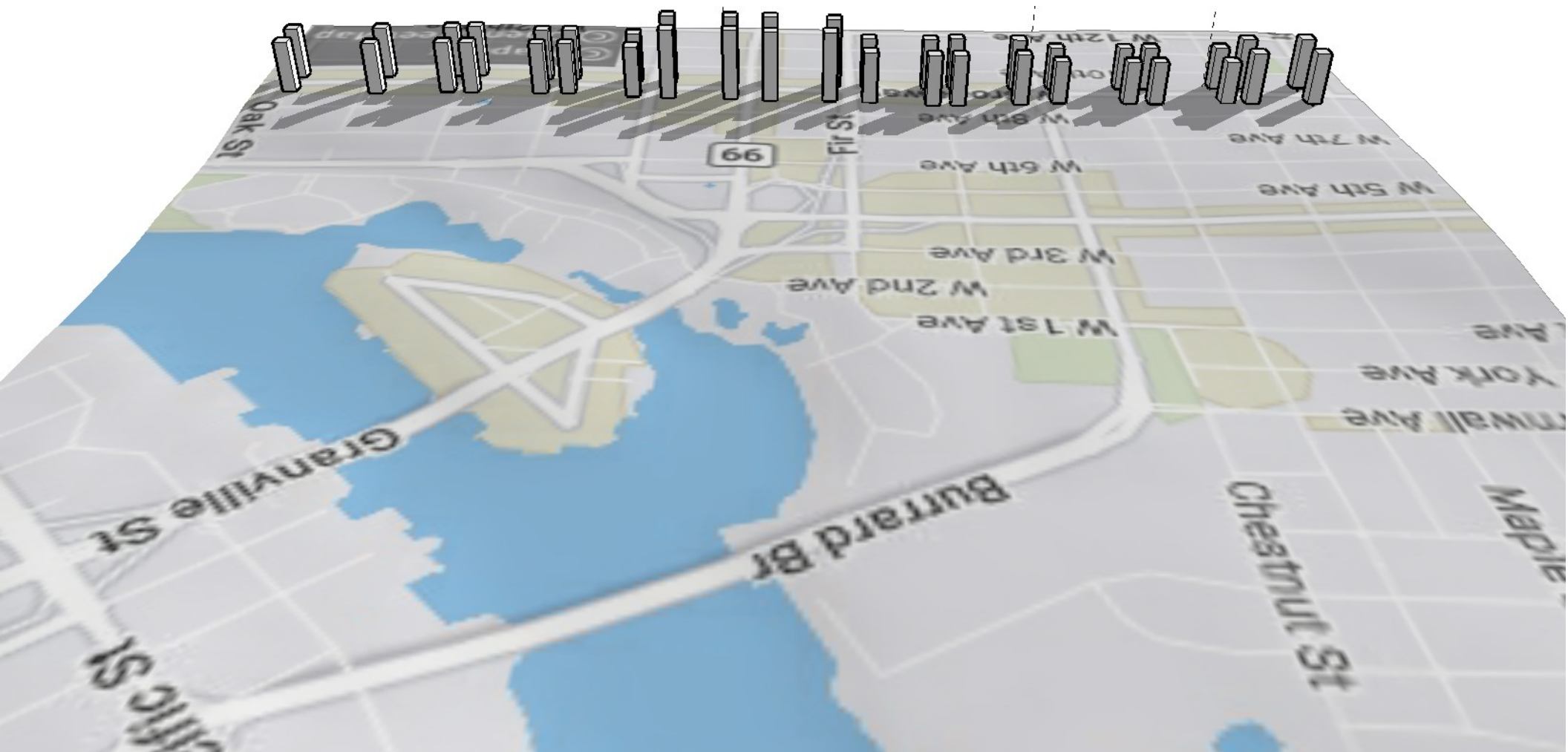














COALITION OF VANCOUVER NEIGHBOURHOODS

<http://coalitionvan.org>

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>

The Coalition of Vancouver Neighbourhoods (CVN) is **opposed** to this proposal since it is far too large for the area, has had a flawed process that is brought forward prematurely. The local community's concerns have not been addressed. Not only is the project far too large in scale for both height and density, but there has also been an enormous breach of process to get to this point.

City staff state that the proposed height of 40 storeys and density of 12.3 FSR aligns with the Broadway Plan, even though Council has not approved the Plan yet. This sets a huge precedent for the whole Broadway Corridor. There is no rationale why this project should be considered for approval now when the Broadway Plan is proposed to go to Council next month.

Staff are recommending \$3.3M in development fees be waived. If you accept that, this project will increase demand for infrastructure and amenities, and you will instead force those costs to be subsidized by public funding through property taxes and capital debt financing. If you approve this project you will be setting a precedent for 40 storeys at other stations, resulting in large scale growth despite having no plans for funding for more schools, among many other growth related needs.

You must not ignore the many other issues involved in setting a precedent for this development in the Broadway corridor, such as massive shadowing, embodied carbon, as well as land value inflation that will lead to the loss of affordable rentals throughout the area. **Please do not approve this proposal.** See more here: <https://www.fsgac.org/1477-w-broadway-rezoning>

Steering Committee,

Coalition of Vancouver Neighbourhoods

Member Groups of the Coalition of Vancouver Neighbourhoods

Arbutus Ridge Community Association

Arbutus Ridge/ Kerrisdale/ Shaughnessy

Visions

Cedar Cottage Area Neighbours

Dunbar Residents Association

Fairview/South Granville Action Committee

False Creek Residents Association

Grandview Woodland Area Council

Granville-Burrard Residents & Business

Assoc.

Greater Yaletown Community Association

Kitsilano-Arbutus Residents Association

Kits Point Residents Association

Marpole Residents Coalition

NW Point Grey Home Owners Association

Oakridge Langara Area Residents

Residents Association Mount Pleasant

Riley Park/South Cambie Visions

Shaughnessy Heights Property Owners Assoc.

Strathcona Residents Association

Upper Kitsilano Residents Association

West End Neighbours Society

West Kitsilano Residents Association

West Point Grey Residents Association

West Southland Residents Association



COALITION OF VANCOUVER NEIGHBOURHOODS

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April 14, 2022

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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>

The Coalition of Vancouver Neighbourhoods (CVN) is **opposed** to this proposal since it is far too large for the area, has had a flawed process that is brought forward prematurely. The local community's concerns have not been addressed. Not only is the project far too large in scale for both height and density, but there has also been an enormous breach of process to get to this point.

City staff state that the proposed height of 40 storeys and density of 12.3 FSR aligns with the Broadway Plan, even though Council has not approved the Plan yet. This sets a huge precedent for the whole Broadway Corridor. There is no rationale why this project should be considered for approval now when the Broadway Plan is proposed to go to Council next month.

Staff are recommending \$3.3M in development fees be waived. If you accept that, this project will increase demand for infrastructure and amenities, and you will instead force those costs to be subsidized by public funding through property taxes and capital debt financing. If you approve this project you will be setting a precedent for 40 storeys at other stations, resulting in large scale growth despite having no plans for funding for more schools, among many other growth related needs.

You must not ignore the many other issues involved in setting a precedent for this development in the Broadway corridor, such as massive shadowing, embodied carbon, as well as land value inflation that will lead to the loss of affordable rentals throughout the area. **Please do not approve this proposal.** See more here: <https://www.fsgac.org/1477-w-broadway-rezoning>

Steering Committee,

Coalition of Vancouver Neighbourhoods

Member Groups of the Coalition of Vancouver Neighbourhoods

Arbutus Ridge Community Association

Arbutus Ridge/ Kerrisdale/ Shaughnessy

Visions

Cedar Cottage Area Neighbours

Dunbar Residents Association

Fairview/South Granville Action Committee

False Creek Residents Association

Grandview Woodland Area Council

Granville-Burrard Residents & Business

Assoc.

Greater Yaletown Community Association

Kitsilano-Arbutus Residents Association

Kits Point Residents Association

Marpole Residents Coalition

NW Point Grey Home Owners Association

Oakridge Langara Area Residents

Residents Association Mount Pleasant

Riley Park/South Cambie Visions

Shaughnessy Heights Property Owners Assoc.

Strathcona Residents Association

Upper Kitsilano Residents Association

West End Neighbours Society

West Kitsilano Residents Association

West Point Grey Residents Association

West Southland Residents Association