

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

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
04/18/2022	10:22	clarified - PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Don't ruin our Beautiful city	Carole Sturgess		s. 22(1) Personal and Confidential	Fairview	No web attachments.
04/19/2022	09:16	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	39 storeys is way too high for the area. It will have a negative impact in traffic, environment and definitely not conforming to the characters of the neighborhood. Height of the proposed building should be substantially reduced to minimize the negatively impacts of the corridor.	William Jung			Fairview	No web attachments.
04/19/2022	09:28	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I find everyone seems to say that more rentals will help with housing yet I never see any research on rental rates at these new high rises and how that has helped low income families. Developers have for years bribed city hall with 'subsidized' rental suites that does create some help for middle income families who want to move closer to town but how does that help the homeless and low income families? Broadway is quite high above sea LEVEL SO ANYTHING HIGHER THAN 15 STORES WILL IMPACT MANY KITSILANO RESIDENTS' LIGHT Stop allowing the developers to bribe you with "chandeliers" etc	Melvyn Ackermasn			Kitsilano	No web attachments.
04/19/2022	09:37	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I disagree with this incredibly influential Broadway Corridor spot re-zoning being considered before the draft Broadway Plan has gone to Mayor and Council.	Danielle Peacock			Mount Pleasant	No web attachments.
04/19/2022	09:43	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	This plan does not include a professional review of the shadow of such a structure to begin with. In general, putting very tall residential towers in a neighbourhood of already affordable and DIVERSE low rise apartment buildings does not either fit the neighbourhood (tall high rises traditionally do not promote getting to know your neighbour nor taking care of your neighbourhood) or provide affordable housing (the buzz word used so often with these land grab developments). Often the units are overpriced for almost all potential diverse residents and mostly bought for investment purposes as they are often too small for every day living, especially for families which we have in abundance here in Fairview and False Creek. Please build these where there is more room (not just on a vacant corner of a crowded street) or where other buildings like this exist. It will stick out, cast a huge shadow on an already dark area and not have as many real residents.	C Becker			Fairview	No web attachments.
04/19/2022	09:46	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I totally oppose building anything higher than 5 stories along the Broadway corridor. The whole Broadway plan is ill conceived and is already destroying the neighbourhood.	Marian Reid			Kitsilano	No web attachments.

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04/19/2022	10 09	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I am a resident of Vancouver. I currently reside 5 blocks from the site in question and have lived in this neighbourhood for over 20 years. I support 12 to 16 stories height. With the installation of the subway station at West Broadway + Granville, this is a rapid transit area and building heights are shorter than 39 stories in rapid transit areas. This development as proposed is not in accord with those parameters. Use of references to Broadway Plan to justify this redevelopment cannot be valid because the Plan is not yet approved and in force. I learned during the public hearing directly from the developer the push for approval is pressured by sky train development timelines and that this is subverting civic processes. This is not appropriate and undermines trust in and adherence to civic process. Although I am not a lawyer I wonder whether this creates something actionable and whether the City creates risk for litigation. I also note that Council shared that they have asked questions of staff and not received specific concrete answers and that these answers were provided in presentations of speakers. This indicates something is wrong in the staff/Council communications and Council should not have to accidentally receive the info from speakers who just happened to provide the info unsolicited in their comments to Council. This undermines trust in civic process. I was horrified viewing the shadow information provided by a member of the public and that the errors in info provided by staff and the developer to Council have not been corrected despite being identified to staff. This is another point of process problem, again undermining trust of citizens. Schools and parks are already too few in this neighbourhood. The proposal includes no new parks, school, library, or community center. The City needs Community Amenity Contributions to finance social housing, child care facilities, and parks. The influx of significant numbers of people, if this development is approved, would require increases in all community amenities. It is counterintuitive to willingly forego these CAC funds when these funds would actually be required to finance necessary community amenities. It is also counterintuitive to approval a plan that brings no new community amenities to the site and the neighbourhood, especially given the size and number of homes proposed in this development and that its location includes what will be a key transit transfer including subway. Approval would trigger changes in value to existing buildings including housing stock in this neighbourhood in a way that will raise property taxes, increase rents. This puts the structures at increased risk for demolition and redevelopment so that property owners can maximize value because BC Assessment uses "best use" to assess land values. 39 stories would become the representative 'best use' in the neighbourhood. This would result in displacing the renters as other buildings are redeveloped.	Darlene Cripps		s. 22(1) Personal and Confidential	Fairview	No web attachments.
04/19/2022	11 08	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I understand that the Mayor and Council are considering allowing a development at 1477 W. Broadway to attain a height of 39-40 stories. I am definitely opposed to this increase in height allowance. I understand the need for more housing, and close to transit but this height increase will be at least six times what is presently there in the area, dominating the surroundings. I moved to Vancouver because it was a beautiful city with views of the sea and mountains from practically every neighborhood in the city. If this building is built to this height, it sets a precedent for all succeeding buildings which will completely block any view of the spectacular mountains from the surrounding neighborhoods, even Shaughnessy on the hill. 39 stories is just too many. What is the right number? I'm not sure but the building should be in scale with others around it.	Nancy Dickson			Kerrisdale	No web attachments.
04/19/2022	11:45	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	A 40 storey highrise in this neighbourhood is totally out of proportion to the area and does nothing for livable housing or neighbourhoods. It will increase traffic, block light, and provides no livability for the general population. 20 floors is in keeping with the whole area. Building 40 storey high-rises along the Broadway corridor just creates an ugly concrete sunless highway.	Sue McLeish			Fairview	No web attachments.
04/19/2022	11 54	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	It is the wrong building for that location. Its height and bulk will contribute to making Broadway not a great street but rather, a disagreeable one. Moreover, they will cause severe shadowing problems on the slopes below it.	Ron Sterne			Fairview	No web attachments.
04/19/2022	12 23	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I am scheduled to speak to this matter this evening. This morning I sent an e-mail to the Mayor and members of Council setting out a separate concern that I wished to bring to their attention, having to do with the integrity of the process to create the Broadway Plan and this rezoning.	Sean Donovan			Fairview	No web attachments.
04/19/2022	12 31	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Building too high - I'm not against gentrification or high rise : but a shorter one would be more appropriated to the surrounding : something like 20/ 25 stories max 30 floors.	Daniel Poirier			Fairview	No web attachments.
04/19/2022	12 32	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I am opposed to the height and density of this project. It is not in keeping with the neighbourhood and community. The density will significantly impact the livability of my neighbourhood and does not have the amenities needed to support a healthy community of this proposed scale. The current zoning is 6 stories, this drastic increase is incompatible with the neighbourhood and I do not believe it is necessary or in the best interest of the community and its residents.	Riitta Donovan			Fairview	No web attachments.

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04/19/2022	12 35	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	As a long-time resident of Vancouver, I oppose council making this decision prior to the Vancouver Plan - for the many reasons already given by letter-writers above. Immediate approval now will be taken as an assumption that the Broadway Plan will be accepted in full, with the escalating heights and conditions proposed in the plan. Either wait a short time for the Plan as a whole, or edit down the proposed build to a less aggressive height, with a few caveats - bearing in mind the permanency of such a building and the environmental and social concerns pointed out in the many letters of opposition. Such buildings are not environmentally friendly, as has become increasingly realized. Technology is expected to improve greatly within coming decades, but towers built now will (or should) be in place for a number of generations. Separately, I believe that the boast of creating "affordable housing" is misleading, since the description should be "income-tested housing units." As I read the description, residents will need to re-qualify every 5 years & will not be able to stay long-term if, for instance, they get better jobs. Gaining or losing a partner could also be a factor. So there is no security of tenure, no permanency. And only 1 out of 5 suites -the least desirable - will qualify. This is a socially undesirable format - rich folks overhead, poor folks below (just as in ill-famed basement apts.) As well, the city sacrifices needed development levies while creating need for more schools, parks, and infrastructure. It is a big plus that no residents will be evicted here, as the site had none. However, that will change fast once towers are approved nearby and existing lower-rent bldgs are bulldozed. Residents there may be guaranteed "right of return," but it will take years for the big new bldgs to be ready, and large #s of low-income and older local residents will probably never be able to return. Lastly and separately, I am concerned that councillors and the mayor are never heard to speak against the vitriol that some housing advocates spew towards older homeowners, who are lumped online and in print into an "old, rich" (I wish!) category routinely denounced with an insulting tag ("N MBY") in a taunting way that would not be considered acceptable for any other segment of the population. Thank you for reading my letter.	Joan Bunn		s. 22(1) Personal and Confidential	Kitsilano	No web attachments.
04/19/2022	13:43	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	The city sold the adjacent lot to the corner lot that PCI owned. Has there been a backroom deal with PCI and the provincial government and the city to build the subway in exchange for the 40 foot tower? I don't even say proposed anymore. PCI has planned this tower for many years and have built the structural footings required for the 39 storey at considerable cost to them. They would not be taking this risk unless they have been given reassurances that it would pass council. PCI applied for a 5 storey office tower that is a far cry from the structural required for such a massive and radically high building. Which begs the question - What is the "exceptional circumstance" ' Political favours ' Can Vancouverites really SHAPE their city or is this just an election catch phrase '	Alda Kelly			Fairview	No web attachments.
04/19/2022	14 06	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I am very opposed to this project height. Whilst I do believe in increasing density around transit, this proposed height is very out of proportion and scale in the context of the area. It will dwarf everything else around it, take light from the street and act as a wind tunnel for the pedestrians below.	Diana McMeekin			Downtown	No web attachments.
04/19/2022	14 08	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	The height of the tower is too high, will set a precedent for other towers in the area. You are ruining Vancouver, this is not Hong Kong! What about water and sewage for this proposed density? And lack of sunlight! NO Thank you! More traffic congestion will be created.	Karen Tan			Fairview	No web attachments.
04/19/2022	14:13	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	The building will be much too tall for the area! Half its height will suffice!	Astrid Bond			I do not live in Vancouver	No web attachments.
04/19/2022	14:16	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	This building will be much too tall! Half its height is sufficient.	Mary Kurcz			I do not live in Vancouver	No web attachments.
04/19/2022	14 29	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Unexceptionable height Not enough consideration to light on existing buildings No new schools or parks are planned we will lose the character our neighbourhood has Congestion on roads and lanes Ugly like the Brentwood and Metrotown areas	Terry Hall			Fairview	No web attachments.
04/19/2022	15 06	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	The proposed tower appears as a ginormous looming behemoth tower stalking our community. Please consider approving a more modest height in keeping with the existing character of our neighbourhood. Thank you.	Mary Rita Percheson			Fairview	No web attachments.
04/19/2022	15:19	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Concerns on the proposed project. Please see attached letter for complete comments.	N. Alexander			Kitsilano	APPENDIX A
04/19/2022	15 27	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	This re-zoning makes no sense without an approved Broadway Plan. Against current zoning it will stand out like a sore thumb. It is irresponsible to approve this before the Broadway Plan.	Jack Habart			Fairview	No web attachments.

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04/19/2022	16 07	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Dear Mayor Stewart, Councillors, I am writing to express my opposition to the spot rezoning of 1447 West Broadway for a 40-storey tower. The scale of this project is highly problematic for a variety of reasons, including severe shadowing of the adjacent neighbourhood in all seasons, and of crucial public greenspace during the winter months. Moreover, approval of this spot rezoning at this time would presuppose approval of the Broadway Plan before it can be given due consideration by the public and City Council at which time it could be amended and/or returned to staff for additional work and meaningful detailed consultation with the affected neighbours, which has not yet been undertaken for this site or for the neighbourhoods integral to the Broadway Corridor. Sincerely, Ned Jacobs <span style="background-color: #cccccc; color: red; font-size: small;">s. 22(1) Personal and Confidential</span>	Ned Jacobs		<span style="background-color: #cccccc; color: red; font-size: small;">s. 22(1) Personal and Confidential</span>	Unknown	No web attachments.
04/19/2022	16 07	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	The shadow studies done by the proponent of this project are inaccurate and incomplete. They underplay the huge extent of shadowing from this development. City staff have been remiss in their review of the information they received. Council should not be voting on a project when this crucial information is so misleading. See link below. <a href="https://cityhallwatch.wordpress.com/2022/04/17/are-shadow-studies-of-1477-w-broadway-accurate/">https://cityhallwatch.wordpress.com/2022/04/17/are-shadow-studies-of-1477-w-broadway-accurate/</a> Speaker 15's presentation last week points out that Burrard Slopes Park, one of the few parks in the area, will be largely in shade much of the time. It also notes that the city spent \$41.6 million on that park in 2021. Why waste tax payers money on a park that will be cast in shadow by a huge skyscraper? This is very poor planning. Stop the tower - it is on a site with a much smaller development already approved for it. Roberta Olenick, Vancouver, BC	Roberta Olenick		<span style="background-color: #cccccc; color: red; font-size: small;">s. 22(1) Personal and Confidential</span>	Unknown	No web attachments.
04/19/2022	16:49	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Will change the social and architectural fabric of an established/historical neighborhood. I don't see any 'exceptional circumstance' for the rezoning other than to not include in the overall Broadway Plan which is to be unveiled next month.	Loren Bergmann		<span style="background-color: #cccccc; color: red; font-size: small;">s. 22(1) Personal and Confidential</span>	West End	No web attachments.

April 14, 2022

Vancouver City Councillors and Mayor  
453 West 12th Avenue  
Vancouver, B.C. V5Y 1V4

N. Alexander  
2224 West 5th Avenue  
Vancouver, B.C. V6K 1S3

Dear Councillors Hardwick, Carr, Fry, Kirby-Yung, Swanson, Dominato, Bligh, Boyle, De Genova, Wiebe, and Mayor Kennedy:

**Re: Public Hearing on April 14 2022 about 1477 West Broadway, Vancouver.**

Further to my letter of July 20, 2021 none of my concerns have been allayed on the proposed project. The city information session I attended in March only pointed to vague commitments, and a lack of transparency in the text and pictures of the storyboards and handouts.

Additionally, I urge Vancouver City Councillors and the Mayor to challenge the model that towers must accompany subway stations. Density doesn't have to be vertical at even six floors and higher; it can also be integrated horizontally at lower heights in longer corridors across the city, and still have its residents and workers within in walking distance of transit (among other positive urban features).

**Decades ago, some Vancouverites famously challenged the model that, "of course" a freeway needs to cut through Strathcona and Chinatown, as was the pattern elsewhere. These neighbourhoods, saved at the time, may ultimately be subsumed by just the sort of planning approach that is being proposed here.**

I hope the city will return to a city wide Vancouver plan that utilizes the ideas and talent already on offer in the community and its institutions, such as the SFU Urban Studies programs (that attract professional and public participation at many events), and all the neighbourhoods rallying for innovative planning.

Yours truly,

s. 22(1) Personal and Confidential"

