

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

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
04/19/2022	17 08	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	No here's an overwhelming idea. This plan quite literally overwhelms the street and everything that makes this city appealing. I am opposed to creating yet another forest of towers. We don't need sidewalks crowded with people like New York, and the tensions that brings to civic life.	Ronnie Tessler		s. 22(1) Personal and Confidential	West Point Grey	No web attachments.
04/19/2022	17:13	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Just the idea of the tall towers equals to non community, no light, traffic, no green spaces. We can't have a second downtown, and feel lost. There are special needs people in the neighborhood that can't tolerate the tall buildings and not feel overwhelmed.	tzia			Kitsilano	No web attachments.
04/19/2022	17 24	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	To rezone 1477 West Broadway from C-3A to CD-1, to permit the development of a massive 39-storey tower is materially and irrevocably detrimental to this community and must be stopped. That the proponent PCI has presumed approval by pouring foundations already casts a sinister pall over the way this city does business. The apparent less-than-arms length relationship of city staff to PCI Development LP is suspicious, alarming and undermines the public trust in City Council and its administration. Add to that the litany of complaints by experts questioning this project and unable to obtain documents from the City for review and comment. Clearly this process is flawed and stacked in the developers favour. It requires an investigation not an "approval in principle" by City Council. This must stop now!	REX MCLENNAN			Kitsilano	No web attachments.
04/19/2022	17 25	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	This building doesn't fit. Much too tall for this area. Will cause many who reside in this area to lose sunlight. Strongly opposed. Will protest everyday if it goes ahead. My legal team is also preparing for legal action. I hope that you can understand this that this development is unabated by local residents. . Regards. Patrick	Patrick Kelly			South Cambie	No web attachments.
04/19/2022	18:48	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	A building this size in terms of number of stories is unacceptable given the height of other buildings in the area. I am opposed to this project given the height.	Wayne Kelly			Fairview	No web attachments.
04/19/2022	19 09	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	My remarks presented April 19, attached as requested	Sai Robinson			Kitsilano	APPENDIX A
04/19/2022	19 25	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	To Mayor and all Council Members, I would like to express my strong opposition to the hideous and 40 storey block busting tower being proposed for the above 1477 West Broadway location. The size of this proposal is totally out of scale with the surrounding area and neighborhood(s) and ignores all community planning visions that residents have historically expressed for their neighborhood(s), as well as, for the future our city. This precedent is not clearly wanted by the majority of residents in this city, and many of us continually find that a certain majority of Council members find it continuously easier to just accommodate the aspirations of those in the development industry over that of average citizens and a vast majority of residents that Council are supposedly there to represent. It seems that acquiring big money for funding election campaigns and the rush to continually densify our city to new levels of unaffordability is front and centre over the desire for residents to live in stable liveable neighbourhoods with acceptable community plans and levels for future growth. Please do not approve this tower monstrosity for this location and please start respecting both local residents and previous accepted community processes and visions throughout our city. Stop turning our great city into a nouveau 'Developer's Disney Land' and continuous construction zone. Instead, start respecting existing and longterm residents and ratepayers in our City, and acceptable and democratic visions for the future of our city and it's varying and very unique neighbourhoods. City politics and true civic governance should be about neighbourhoods, as well as, a primary respect for all it's citizens and ratepayers. Richard Nantel s. 22(1) Personal and Confidential	Richard Nantel			Victoria-Fraserview	No web attachments.
04/19/2022	19 33	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I oppose this development for a variety of reasons. It pre-empts the Broadway plan; the process has not been transparent; most living in the neighbourhood are unaware such a large scale tower is being proposed; the City is pushing excessive density that is not matched by amenities; the tower is too tall. I think the city should look for solutions that are more human scale such as 15-18 storeys.	Ana Cikes			Kitsilano	No web attachments.
04/19/2022	19 37	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I am totally opposed to the proposed high-rise at 1477 West Broadway. We do not need more high-rises in Vancouver. We can increase density in greener, more community-friendly ways. And high-rises INCREASE the cost of land and housing in Vancouver, they do not create affordable housing. We are at risk of turning Vancouver into downtown Manhattan. Please read or re-read Brian Palmquist's excellent series on the Hypocrisy of High-rises. Please act responsibly, in the interests of all Vancouverites, not just developers and investors. Thank you.	Linda Light			Kensington-Cedar Cottage	No web attachments.

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04/19/2022	19:44	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Mayor and Council, I oppose this rezoning as it will increase land inflation and housing costs. This will lead to higher rents and potentially harm existing rental stock (eg 2331 Granville). The height and density are obscene particularly given the minimal number of marginally affordable apartments it will provide.	Ethan Ellerbeck		s. 22(1) Personal and Confidential	Dunbar-Southlands	No web attachments.
04/19/2022	19:55	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	39 storeys is far too high for the site and the building will not deliver enough affordable, livable units - especially given its massive height and density. The building will have a negative impact on traffic, the environment and the liveability of the area.	Olivia Ellerbeck			Kitsilano	No web attachments.

I'm Sal Robinson and I live in Kits. The last time you heard from me was about the spot zoning at 2nd and Larch, when council approved a MIRHPP building whose appeal was eight three bedroom suites. After your approval the plans changed to increase the density and reduce the big suites to two, which is the kind of bait and switch practice that leaves residents wondering why we bother. But we continue to bother, and that's why I'm talking to you now.

Last July city staff advocated for a proposal to rezone 1477 West Broadway, claiming it merited an exception to the moratorium on such spot zonings until the approval of the Broadway Plan.

The staff report supporting their recommendation noted that the emerging direction on increased height was shared with the community. The report omitted to say that the community didn't want increased height.

The staff report contained no details about how different a rezoned structure might be: not how much taller, not how much more dense, not even how many parking spaces would end up in what was already under construction.

The staff knew enough about the plan to advise you to give it a hearing, but couldn't or wouldn't share the details you repeatedly asked for.

Councillor Fry asked, could it be as high as 40 storeys?

Councillor Dominato wanted to know if there were any sense of the height and density, and got the unsatisfactory answer that they would be "additional."

Councillor Kirby-Young, in attempting to out the elephant in the room, asked again if the building might be 40 storeys. The pauses before the replies kept getting longer.

Yet most of you were somehow, inexplicably, persuaded to vote yes.

Despite the natural misgivings you may have had that there was really more going on than you were being told, you bought the pig in the poke and here we are, with the pig revealed in all its enormity.

Enormity, meaning the great or extreme scale, seriousness, or extent of something perceived as bad.

Proponents of this project talk about the boxes it ticks: pet-friendly secured rental housing near transit, and "an increase in public safety with eyes on the street."

Which sounds great until you consider that the residents will use most of those 285 parking spots for the cars that will carry their kids to a school they can find space in, and their dogs to a patch of green where they can run around.

Eyes on the street, in Jane Jacobs' terms, means human activity at street level, not people 30 storeys up, too far aloft to even wave to. Proponents of this project disregard the plight of the unlucky neighbours doomed to its shade or pedestrians beating against the wind that its height will intensify.

Nothing makes a residential tower at this location a good idea. And it contributes nothing making Broadway a great street, as described in the Broadway Plan.

Planning is the foundation of the city's evolution. Because of its size and scope, the Broadway Plan needs a particularly robust and impermeable foundation so that the public trusts it will support the structure it's being designed to carry.

Any short cut puts a crack in that foundation.

Every tweaking of the rules puts a crack in that foundation.

Every staff report dismissive of residents' concerns puts a crack in that foundation.

Every work-around, every spot-zoning, every logic-defying Council decision puts another crack in that foundation.

Every appearance of a foregone conclusion, that the fix is in, blows a hole in the foundation of public trust.

That foundation is looking pretty drafty these days.

It's not like council hasn't received dubious advice before. False Creek South comes to mind.

In 1967, planning officials were accused of duping the aldermen into approving an entire freeway system when they thought they were approving a replacement Georgia viaduct. The huge uproar over the impending destruction of Chinatown and over the tactics of planners who had hired a consultant to endorse their preferred scheme caused a majority of aldermen to reverse their decision just three months later.

Following that reversal, one observer commented, "The alderman have acted in a responsible fashion after becoming familiar with the issue and seeing the total picture. Previously, they had not been fully informed of all the ramifications of their decision by city officials."

With three towers now approved or proposed, the ramifications are the fall of Fairview and the rise of "Brentwood West." I ask you to choose a healthier, more human-scaled future for Vancouver residents.

I oppose this rezoning and hope you will send the blueprints back to the dumpster they came from.

Thank you for your time tonight.