

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	20 09	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Dear Mayor and Council, I OPPOSE this project development for a variety of reasons. For the scale and size of this tower, I feel there are not enough affordable rental units. 49 out of 223 is really just a drop in the bucket, if the city really cared about affordable housing. The development pre-empts the Broadway plan which the majority of the people do not actually want as it's proposed, they want more housing but at a more friendly low and mid-rise height and scale. This has been shown to be possible such example as the Arbutus Walk development where everyone gets what they wanted. I hope you will take this into consideration. Thank you.	Yoshi San		s. 22(1) Personal and Confidential	tsilano	No web attachments.
04/19/2022	20:19	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I OPPOSE this rezoning for a number of reasons. For the height and FSR of the proposed building, there are not enough affordable rental units (49/223 units is inadequate). The development pre-empts the Broadway plan which the majority of the people are opposed to. People want more housing but at lower/mid-rise height and scale. This has been shown to be possible with developments like Arbutus Walk.	Stella Bjelos			errisdale	No web attachments.
04/19/2022	20 38	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	39 stories. Seriously' South Granville is not downtown. The development should be shorter as views do matter! Please reconsider the application before approving this monstrous building.	Gerry Cuzins			irview	No web attachments.
04/19/2022	21 02	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	This proposal further delegitimizes public process, has direct and indirect negative impacts on affordability and the community is entirely without amenities to support the health, well-being and education or support the population infusion of this size.	Charlene Kettlewell			butus-Ridge	No web attachments.
04/19/2022	21 38	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	My spoken comments to the council meeting are attached.	Cyrus Boelman			irview	APPENDIX A
04/20/2022	09 34	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Dear Mayor and Council, Thank you for allowing me the opportunity to comment on the proposed rezoning at 1477 W Broadway in writing. During my presentation to Council on Thursday night, I mentioned that the shadow diagrams referenced by staff are incorrect. For your reference, please find attached a complete set of shadow diagrams. These shadow diagrams were generated for the standard times employed at the City of Vancouver. I have also included the winter solstice shadow diagram that staff omitted. Included in this submission is the shadow study in Appendix D Page 9 of 9 in the Policy Report; this report is incorrect and is attached here for reference (hxxps://council.vancouver.ca/20220301/documents/rr5.pdf). Each and every one of the shadow diagrams are wrong. Please note that, by comparison, the length of the shadow at 10am on March 20th is much shorter in the shadow study version used by staff. Last year I took the time and effort to tell staff that the shadow studies were wrong when comments were open. This was ignored and my other comments about shadow impacts on the '6th & Fir Park' were not included as part of the public comments in the policy report. Page 9 of the Policy Report relies on the (incorrect) shadow studies and thus the conclusions are erroneous. "Staff have assessed the shadow analysis provided by the applicant and confirm the proposed building will shadow neighbouring properties during the spring and fall equinoxes, however no major public parks or plazas are shaded by this development. Shadowing along Granville Street between West Broadway and West 7th Avenue will occur from 10:30 am to just after 12:00 pm on the spring and fall equinoxes (see Appendix D)." Perhaps I can pose a question here for consideration: who would be ultimately responsible for the accuracy of the information presented in the Policy Report? The impacts on both views and shadows of the proposed tower are huge. Please find attached a comparison between the proposed tower, a possible build-out scenario and the current view from West 16th Avenue and Granville. I encourage you to reject this rezoning application for a tower at 1477 W Broadway. There is already a building well under construction with office uses and a Floor Space Ratio of 3 0 on this site. The already-approved office building can be allowed to complete as the applicant has the necessary permits to continue with the work. Thank you for your consideration. Sincerely, Stephen Bohus, BLA	Stephen Bohus, BLA			andview-Woodland	APPENDIX B
04/20/2022	11 35	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Subject: 1477 West Broadway Tower Vancouver is no longer a democracy. t has become an exploitation zone run for the benefit of developer oligarchs, who manipulate the Mayor and Council through fostering reliance on an income stream from developers' taxes and fees, which constitute a major line item in the City Budget. The people have no influence on city government, even though the people are the ones who must suffer the consequences of unrestrained densification, whose primary purpose is to enrich developers.	Eric Levy			unknown	No web attachments.

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04/20/2022	13 07	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	This neighbourhood doesn't need to squeeze more people in it. Taller buildings like tiny little boxes is not what is needed. Affordable housing for young families and older people is what is needed. High rises with not enough services is going to even further frustrate the people in this area who have lived here for decades. Do what you promised.	Marcia Eleccion		s. 22(1) Personal and Confidential	airview	No web attachments.
04/20/2022	14 00	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	The proposed increase in height and density will fundamentally change the city for the worse, particularly as it sets a precedent for that part of the city. There is insufficient consideration of the cumulative effects on the ecosystem, including human and social aspects. It is time City Council stopped considering only the interests of developers and started standing up for the Citizens of Vancouver.	Bruce Wright			Hastings-Sunrise	No web attachments.
04/20/2022	14 07	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Roughly speaking, buildings less than ten stories help with the fight against climate change by densification. Those above ten stories, however, make climate change worse because of the carbon costs of providing infrastructure, from the embedded carbon cost of the concrete, and from the energy needed to run pumps, etc. This building is 39 stories. Of course, the relatively "clean" nature of our electricity grid in BC does mean that even a taller building could be acceptable as long as none of its energy needs will be met by natural gas or other fossil fuels. If that has been guaranteed for this building, then I would withdraw my opposition.	Michael Doherty			Unknown	No web attachments.
04/20/2022	15 07	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I am repeating my opposition to the proposed development of rezoning 1477 West Broadway. We do not need to create a neighbourhood of high rises, which will destroy further the vibrant and beautiful neighbourhoods in Vancouver. The city's own research had shown high rises create more green house gases per square area than low rises due to materials used. Research on density increase from the city has also proved we do not need more buildings, we need affordable house for medium and low income, which will not be provided by the high rises. Please listen to residents of Vancouver, not developers and people who do not live in BC. Stop the rezoning	Maryam Murat-Khan			airview	No web attachments.
04/20/2022	15:41	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Why bother to ask for input when we all know you rubber stamp proposals from the planning department and their cohorts, the developers. Everything has already been said. It's too high. It's not environmentally friendly. Where are the schools and community for these proposed residents' The affordable housing you speak of will be too small for anyone to live for a long time, so move ins/outs will be frequent, adding to traffic congestion at an already busy intersection. Way out of scale - be serious. I will be forever in a nuclear winter and seldom see the sun with a 40-storey shadow over me. Try listening to the residents - the voters - and not just the developers - the money.	Helm B			airview	No web attachments.

I am a middle-aged renter of 7-years in Fairview, living in a mid-rise building. I barely found the notification of this rezoning. I am a neurologist who works with families with children with neuropsychiatric disorders and intellectual disability. I oppose this high-rise tower because its height comes at a cost to mental health and child and family development, without improving community or personal safety. This tower rezoning proposes a minimal number of undersized family units and adds no further community amenities than the original design (which already includes the coveted grocery store) and none are planned within walking distance. A mixture with mid-rise buildings, including at this site, could achieve the same housing unit goals and support a healthy, livable community.

However, my strongest opposition to this rezoning application is that it is unjustified in its timing demands and if passed would establish that there are two sets of rules for development in Vancouver and would curtail a meaningful conclusion to the Broadway Plan process, undermining confidence in public consultation, established laws and the meaningful debate, for which I am entitled to as a citizen and am paying for as a taxpayer. As Mayor Stewart stated at the end of the last session, I ask Council to “maintain the integrity of the process”.

Here, a single developer chose to delay submitting a dramatically different development for a number of years, because they were unsure of the City’s plan, and would prefer now to bypass the public process at the last minute.

Now, to partially quote the city planner’s report, “If Council approves the recommendations [for rezoning consideration], staff will work [...] to ensure the height and density are compatible with the policy directions for the Broadway and Granville station area in the Plan.” Well, I’m sorry but as far as I see on the public record, the elected Mayor and Council have not voted on approving any plan, thus current zoning takes precedence over staff-selected “emerging directions”.

Regarding these “emerging directions” related to this building, staff have acknowledged that the proposed unprecedented building heights in their proposed Broadway plan are a concern to us, the public.

Thus, Council must acknowledge that there remains significant public debate to come. The Broadway Plan remains a controversial one. Yes, increased density, but how dense? How tall? How evenly spread? Can and how will it be supported? The devil is in the details. A previous speaker showed us the potential consequences of open flood gates.

Accepting this rezoning, the tallest height proposed in the draft plan, renders the entire Broadway plan consultation moot, Council will have made the decision, disregarding the public, making the expensive consultation process, a waste of taxpayer’s money, a farce and a statement that, in the city of Vancouver, rules don’t apply.

This application raises another question: Do other developers, homeowners and landowners, who wait years for approvals get this same special treatment?

There is no reason this particular high-rise needs to be built, a similar building can be built next door or half a block away, along a timeframe that respects the public process. If council later approves a plan with a 40-storey policy around stations, there are many other nearby properties that can be developed to this height instead, because we all probably agree that they can't all be this size, one next to another. Why should another landowner be denied this same privilege?

There is nothing important about being on top of the station, the residential building does not enter into the station any more than a neighbouring building. Most of the city's nearby stations are one-storey tall, and one expects will be surrounded by taller buildings. Indeed, more tall buildings can surround a low-rise station than a high-rise one.

The argument to complete construction at the site in one phase is not compelling enough to delegitimize the public consultation and create two sets of rules.

The "potential access and circulation challenges" commented on by city staff are minimal. Lisa Gow, the executive project director of the Broadway Subway Plan, stated the only customer service impact of phased construction would be a longer presence of protective hoarding around the site that may temporarily relocate bus stops. The inconvenience could be 6 additional months, according to staff. It will not delay the station opening. These bus stops are already relocated. We transit riders are already use to the change.

As my time is up, let me summarize my views:

1. High-rise buildings preclude the development of healthier communities with more sustainable mixed low and mid-rise buildings, where public amenities are not an unfunded afterthought.
2. The developer here chose not to consider any residential building options other than an unprecedented high-rise building despite many years of planning available.
3. The rezoning offers no additional community amenities, beyond the approved building.
4. The rezoning would render moot any further debate around the controversial height and density aspects of the Broadway plan.
5. The developer and City staff have not presented a compelling reason to disregard the integrity of the Broadway Plan process.
6. Being over top of a station is not a compelling reason to undermine due process, create double standards, bypass people's rights and undermine public confidence in government.

With that, I ask Council to demonstrate leadership and respect for constituents in rejecting this opportunistic abuse of the public trust.

APPENDIX D
PAGE 9 OF 9

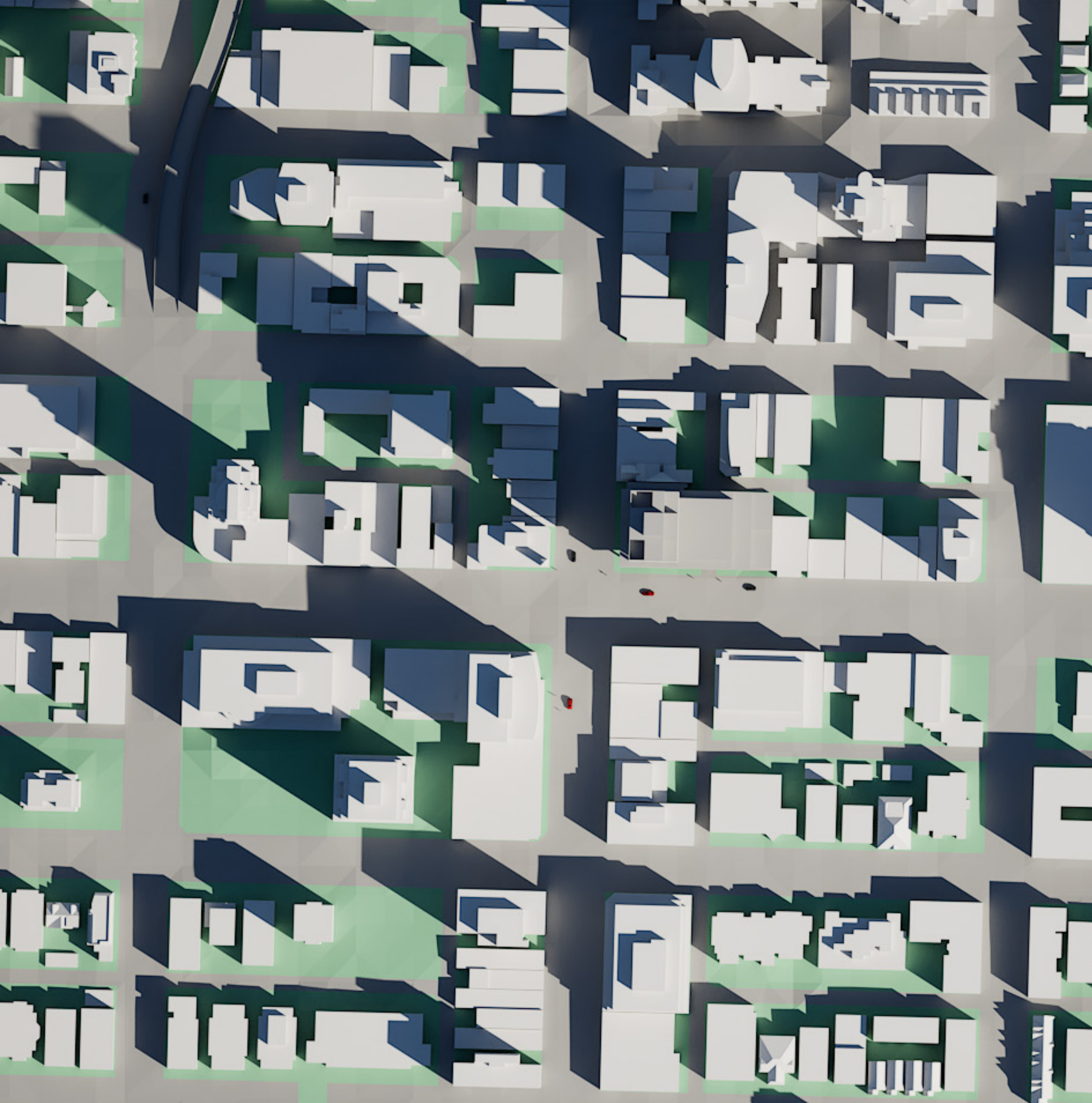
Shadow Studies

EQUINOX (MARCH 20 / SEPTEMBER 23)

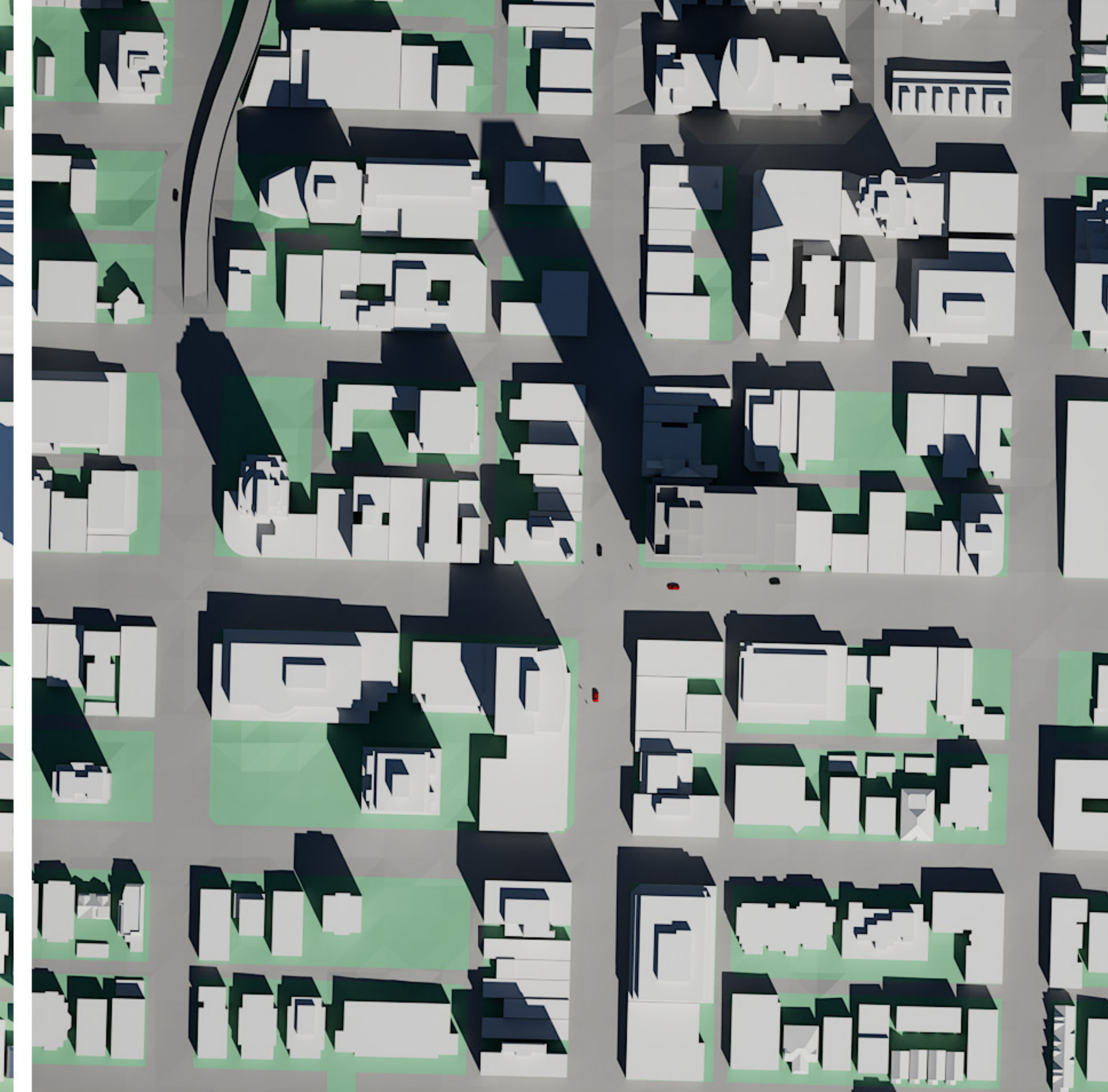


SUMMER SOLSTICE (JUNE 21)

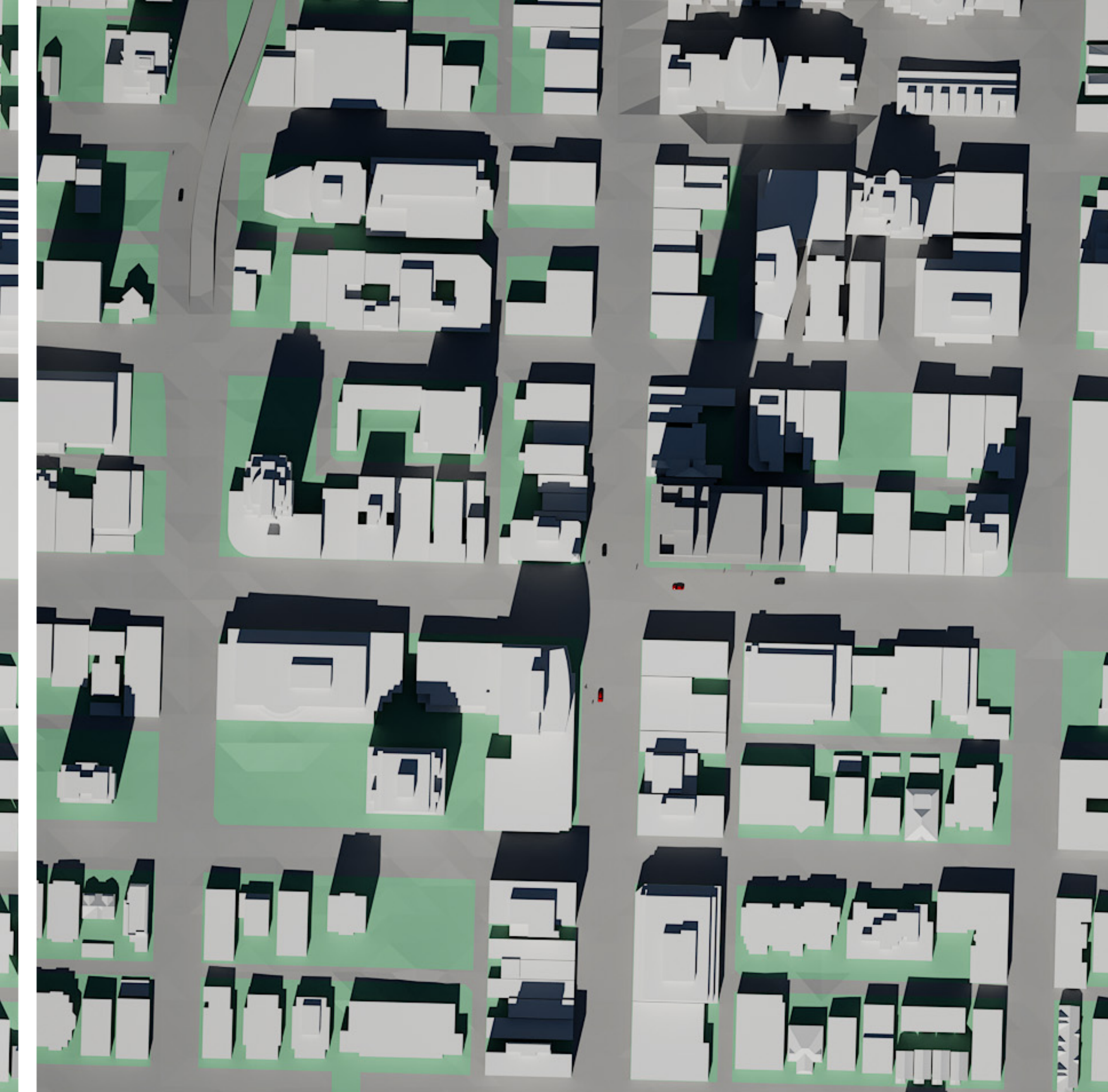




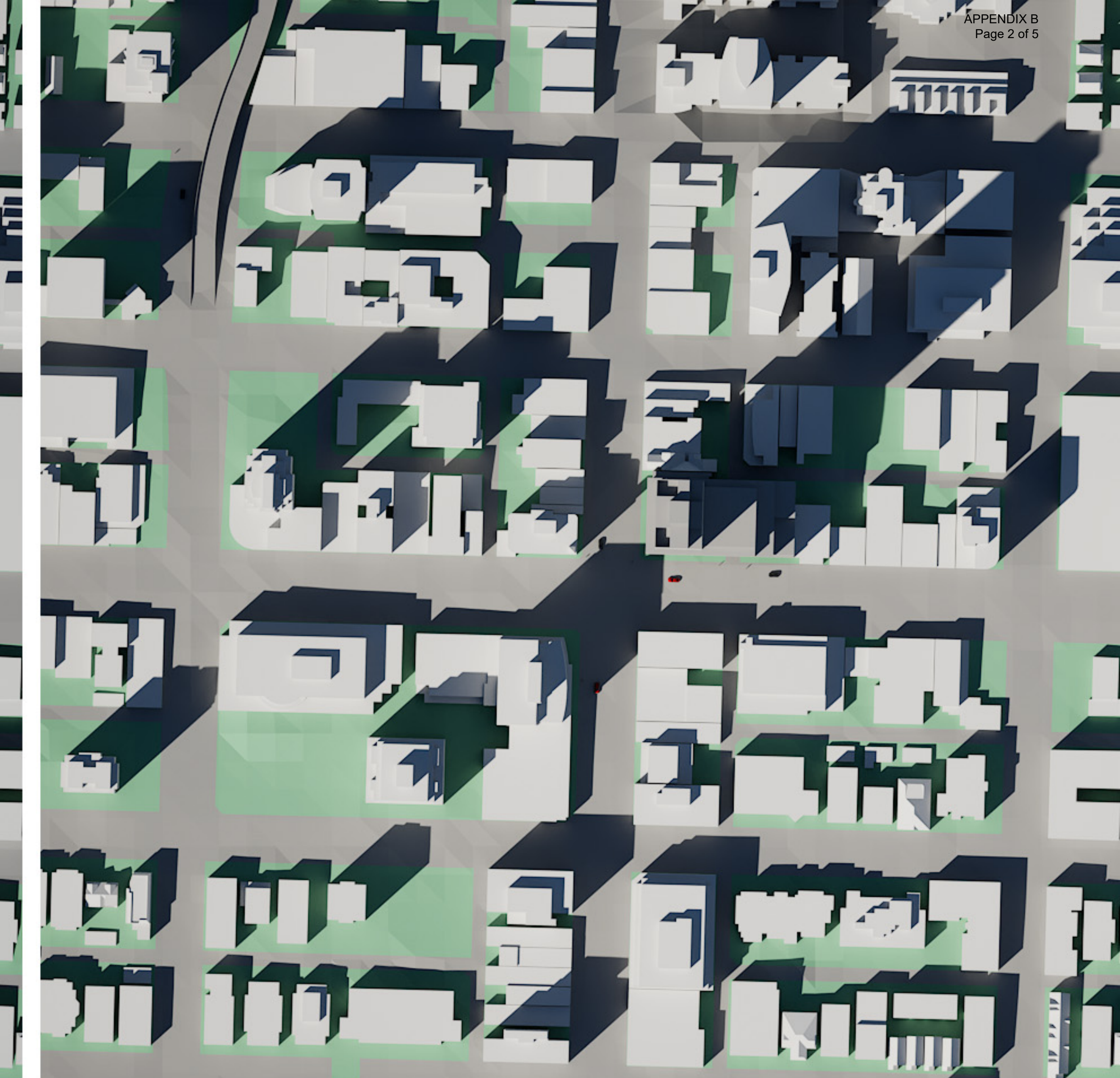
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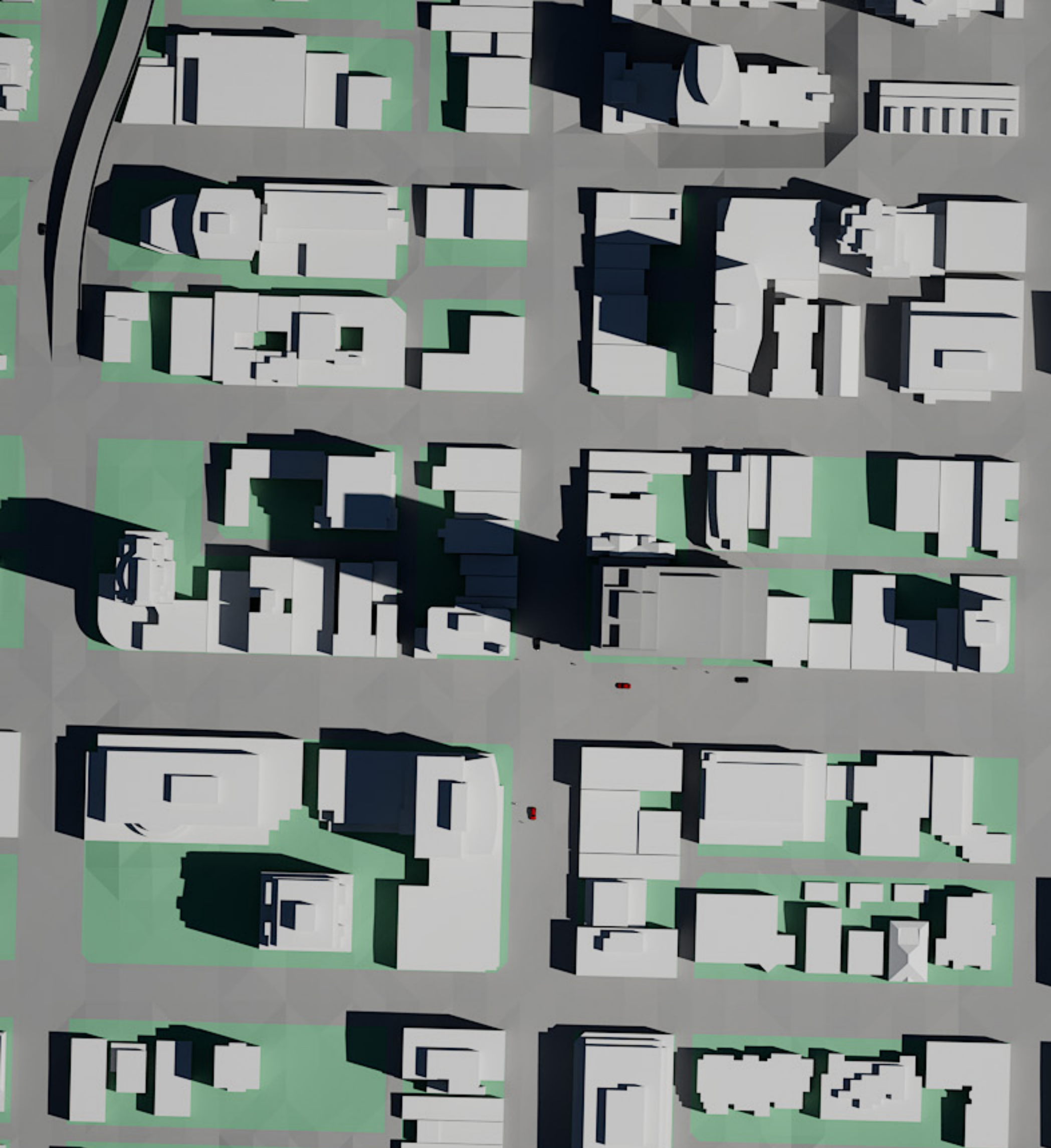
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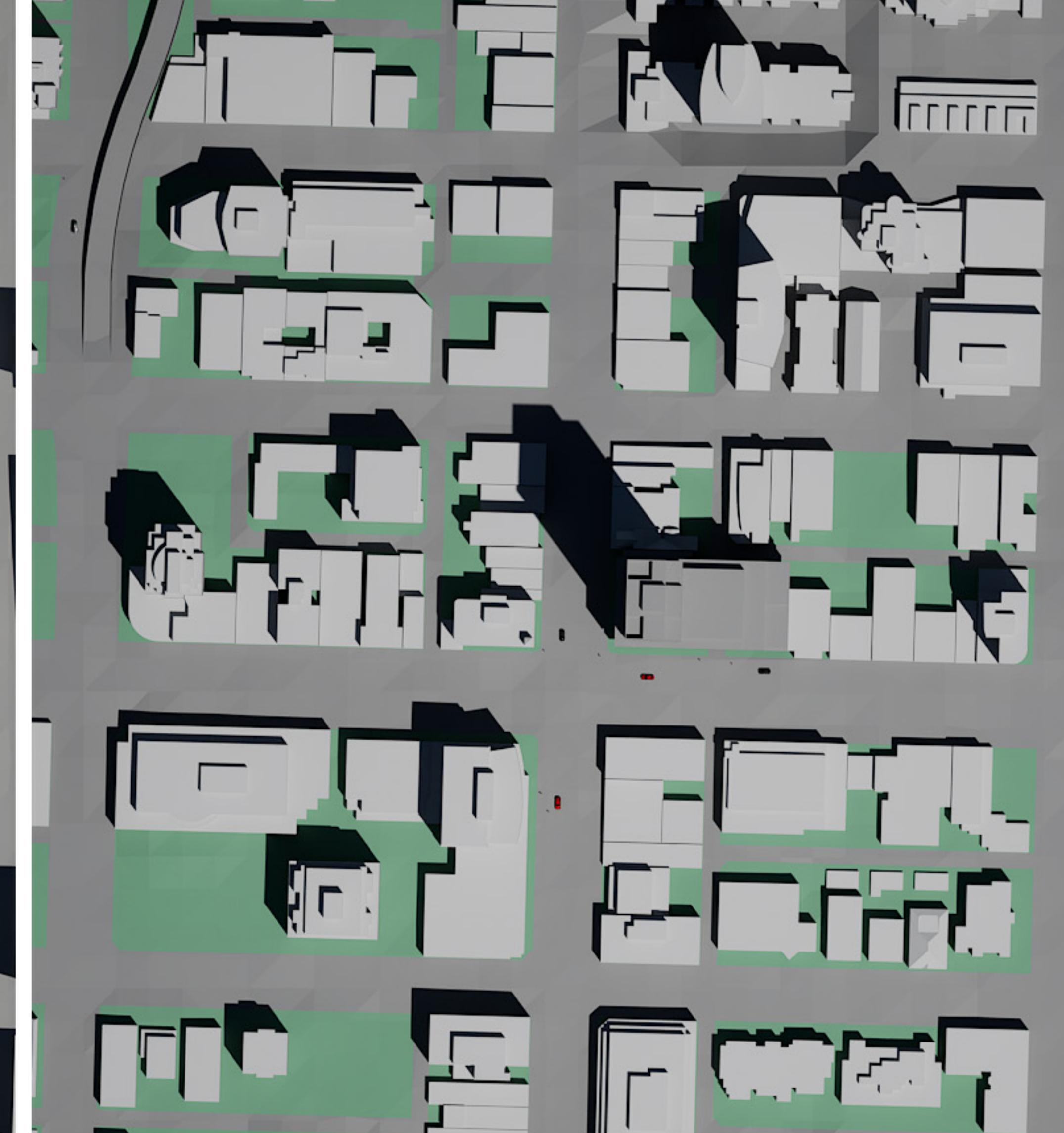
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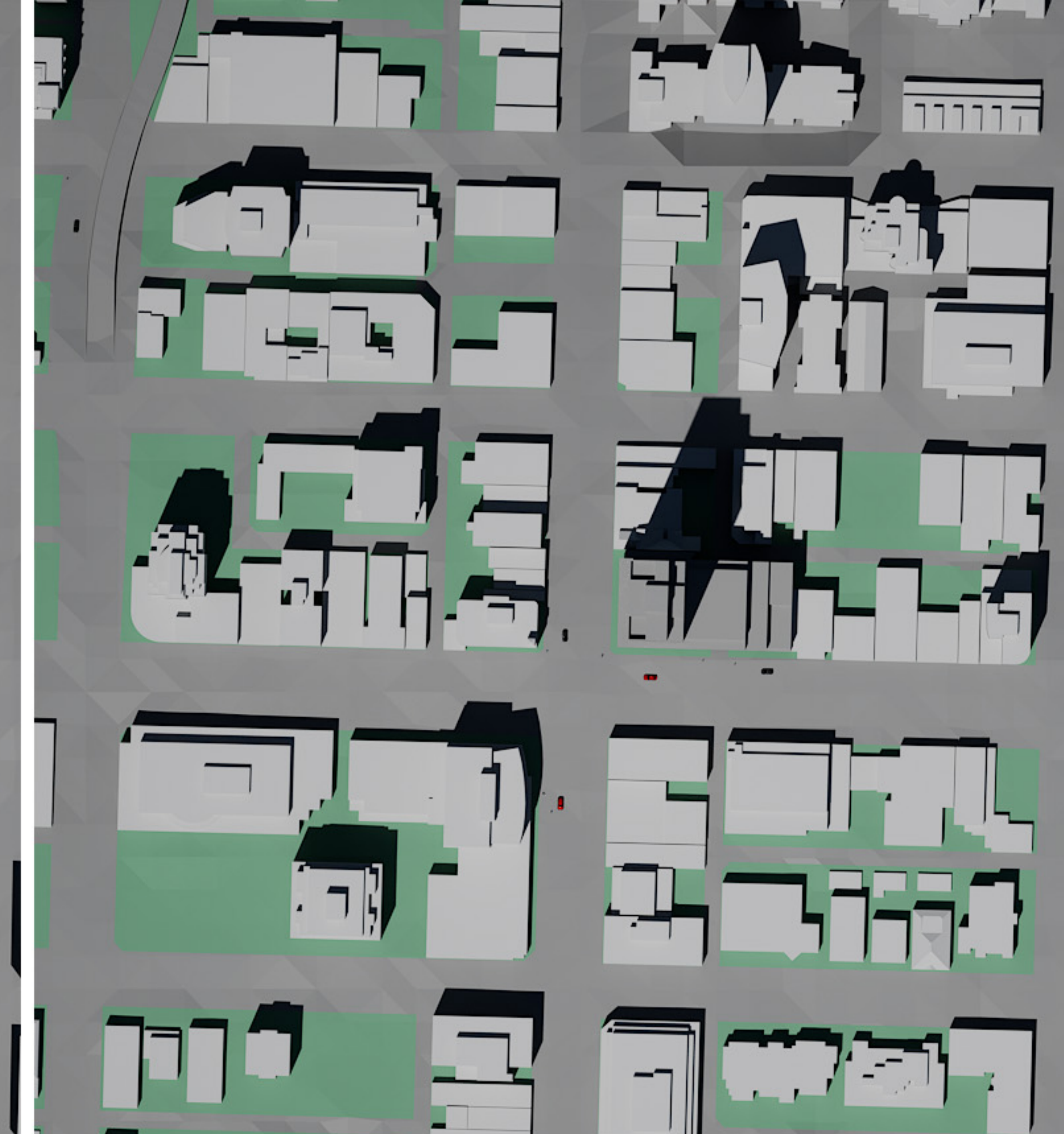
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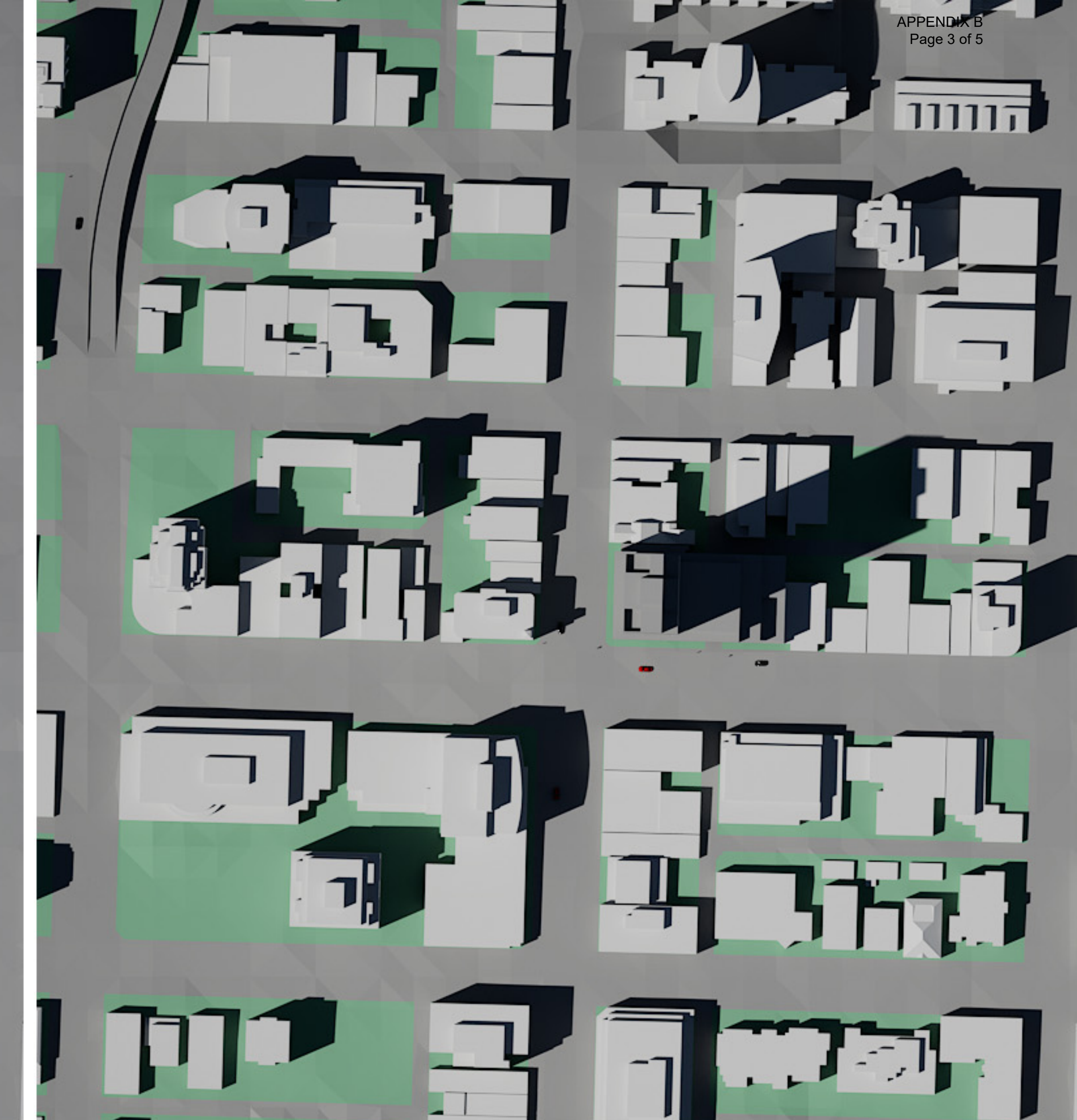
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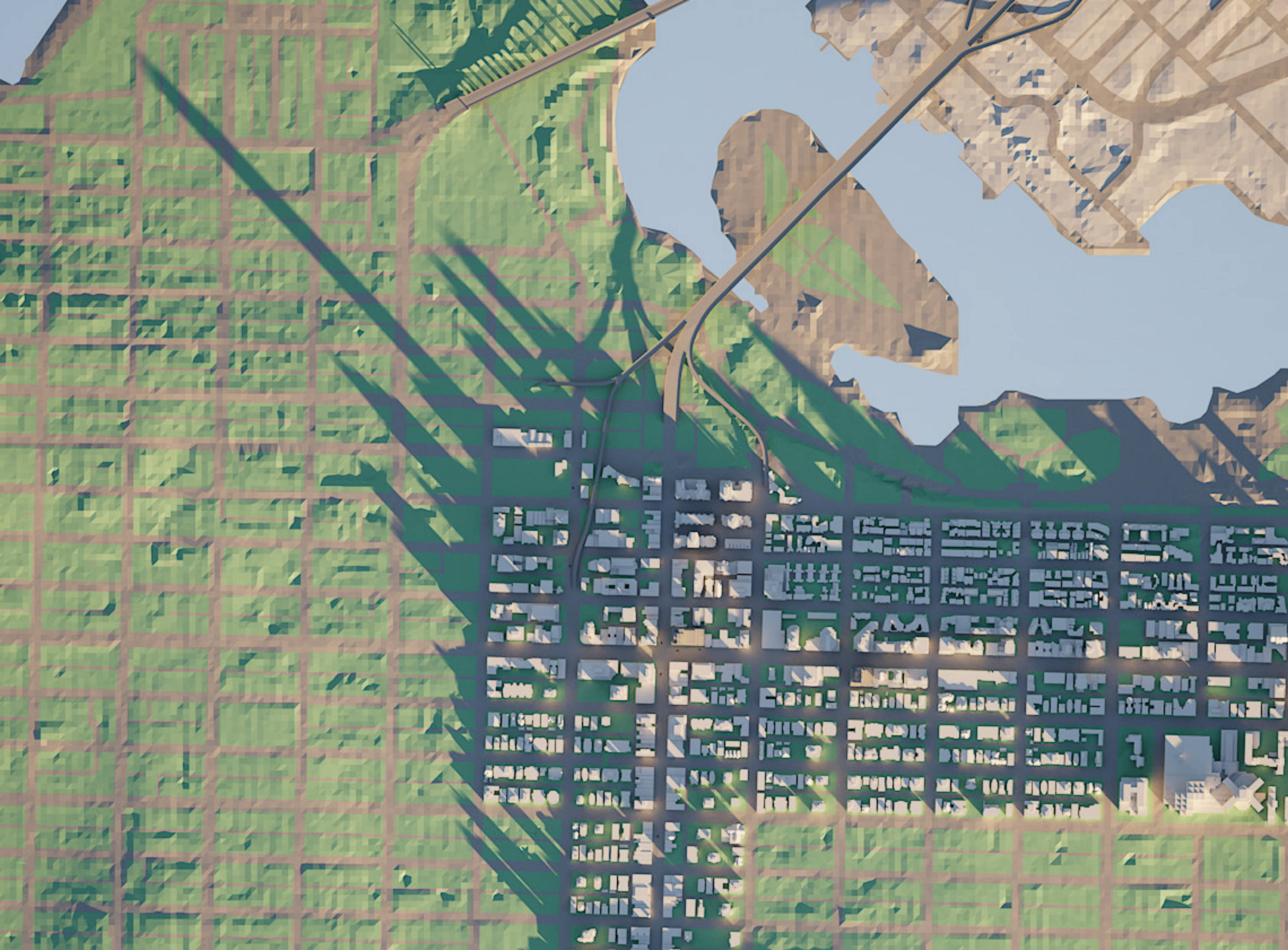
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June 21, 2pm



June 21, 4pm



Dec 21 9am



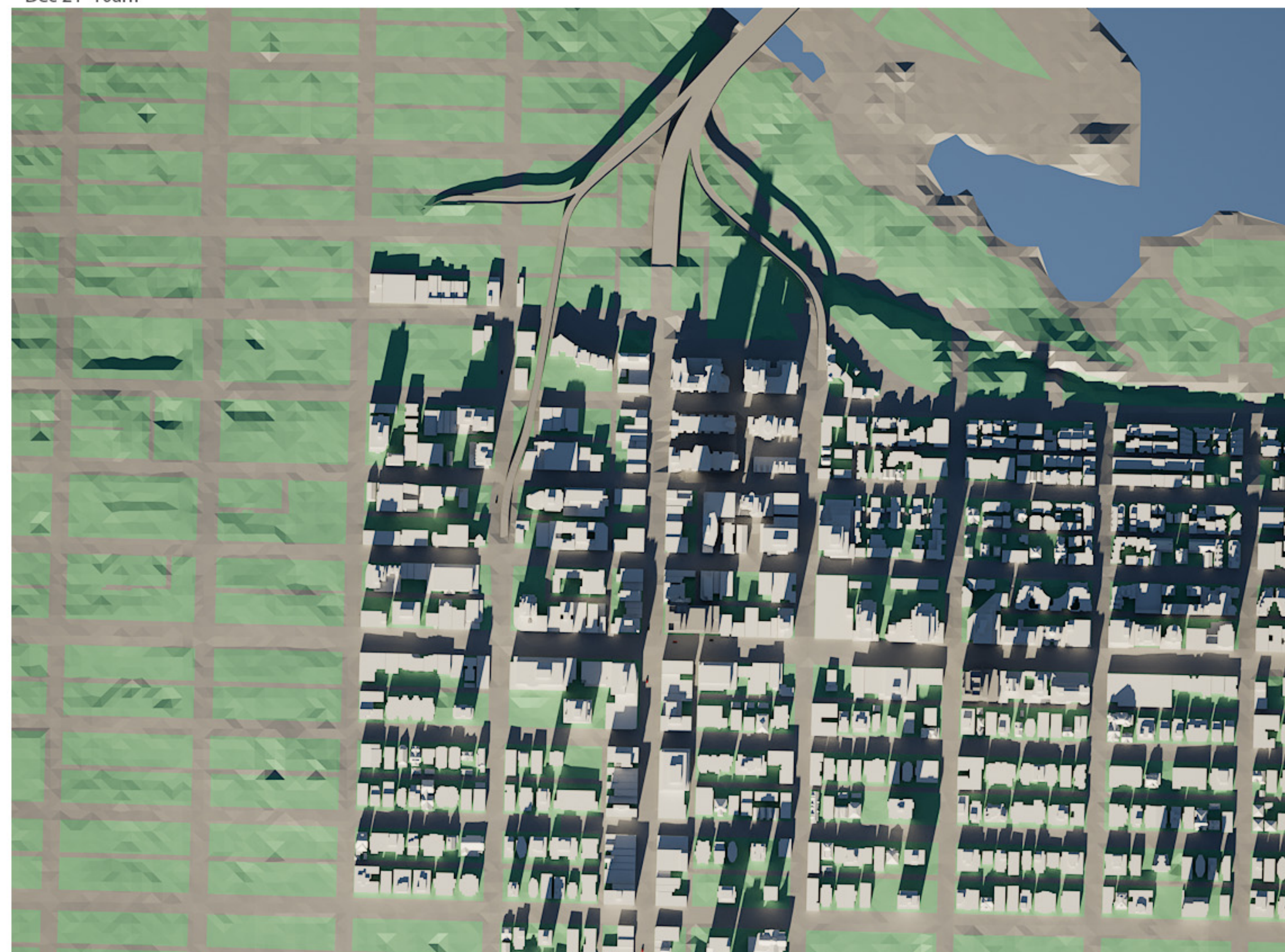
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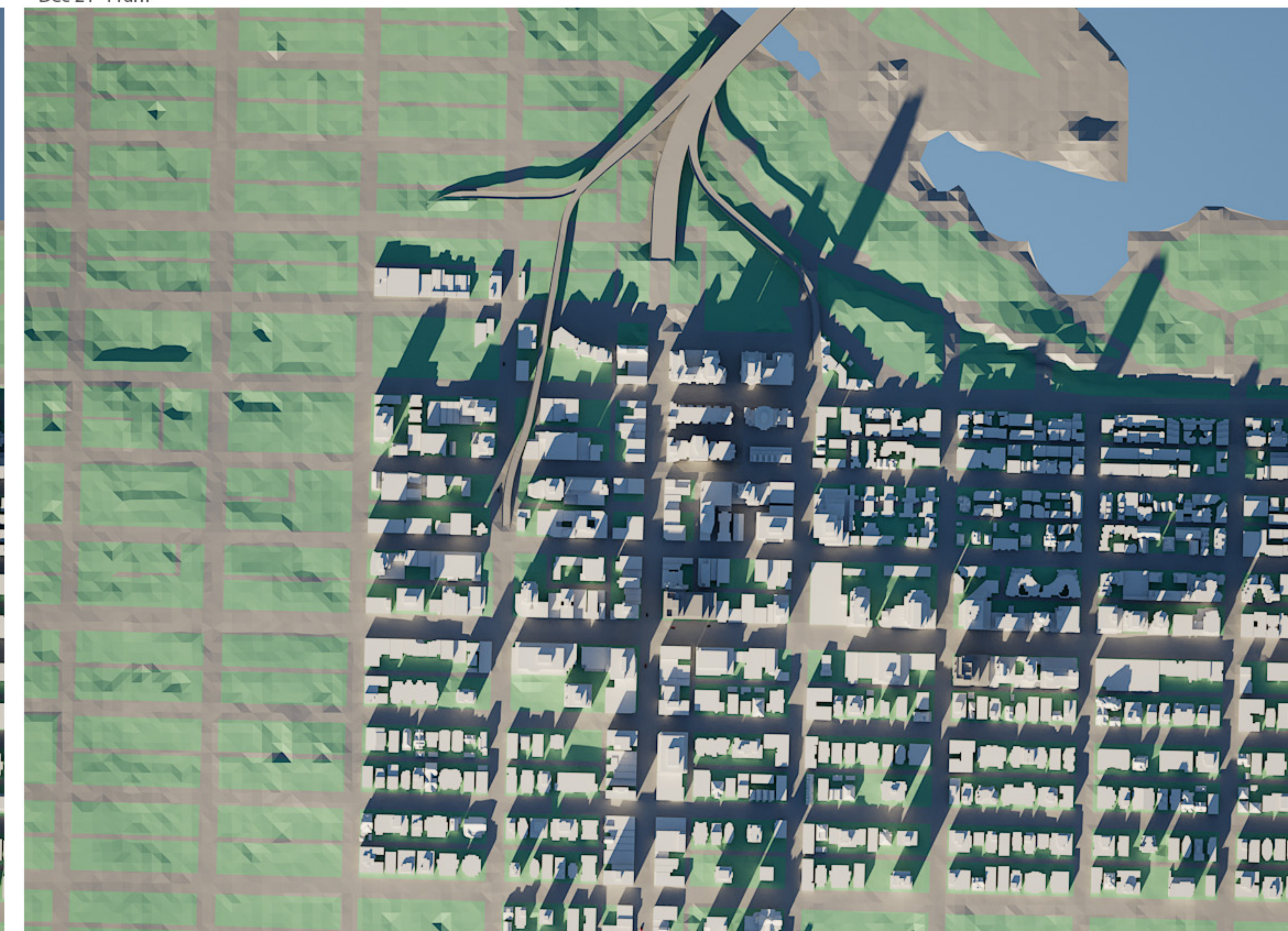
Dec 21 11am



Dec 21 12pm



Dec 21 1pm



Dec 21 2pm



Dec 21 3pm Note: There's a one hour shift due to Daylight Savings Time when compared to the other shadow diagrams

Shadow Study December 21 at 9am, 10am, 11am, 12pm, 1pm, 2pm, 3pm

