

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

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
04/20/2022	16:16	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Too tall for area! There are enough lower rise condos/apartments to support the transit that will be in the Broadway corridor! Too high is overkill!	Alan Sundquist		s.22(1) Personal and Confidential	Fairview	No web attachments.
04/20/2022	16:22	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I oppose this rezoning.	P. Caraher			Kitsilano	No web attachments.
04/20/2022	16:26	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I oppose as the building is way too tall for the area and for many reasons. This will only set a precedent for more towers along Broadway. Towers are not the way to build. Every time a tower is built property taxes increase. This tower will destroy the look and feel of the neighbourhood and also take away the view of the mountains. The mountain views are Vancouver's gem and are almost gone due to development.	Leona Rothney			Mount Pleasant	APPENDIX A
04/20/2022	16:47	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	The developers are ASSUMING that you will vote yes to the Development at 1477 Broadway!! Look! This is appalling. They're already renting out space in the building before the DP is even approved. Please Vote No!! https://www.cbre.ca/en/properties/search/office/details/CA-Plus-298160/1477-w-broadway-vancouver-v6h-1h6?view=isLetting	Penny Street			Grandview-Woodland	No web attachments.
04/20/2022	16:49	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I didn't sign up to speak at the hearing. I wasn't able to make the date(s), but I urge you to vote NO on the CD-1 Rezoning: 1477 West Broadway. Let's work together to develop a beautiful and low-rise city where we can see the mountains and where housing is ground-oriented. Vancouver does not need towers to thrive. The only benefactors of tower-development are the developers and investors. Please vote no! Thank you.	Penny Street			Grandview-Woodland	No web attachments.
04/20/2022	17:53	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	destroying what's left of the skyline and view of the mountains	Erin Guimond			Fairview	No web attachments.
04/20/2022	19:21	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	This council and city staff have been at war with taxpaying homeowners for 3+ years. This process of 'engaging' is farce because your collective minds are already made up. Developers are calling the shots and manipulating policy behind the scenes. You should all be ashamed. You are destroying the carefully sewn fabric that made this city great and the basic principle of listening to primary stakeholders.	Mike Thompson			West End	No web attachments.
04/20/2022	19:29	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	20% below market rates housing is not enough to make up for what would be privatizing one of the simple joys of living in one of the most unaffordable cities in the world. While housing built to access transit easily is step towards more climate crisis oriented solutions there are Many other areas within the city which could be redeveloped to accommodate housing. The proposed below market housing offer is barely a drop in the pan of solutions to systemic problems that city council continues to neglect to address close to adequately. Access and connection to nature has been studied to link to better mental well-being outcomes for people, and while many folks who must commute around and two the city may not often be afforded the time or resources needed to access other connection to the place, land and nature we live amongst there is at least the views. As a person living on these unceded territories of the host Musqueam, Squamish and Tsleil-Waututh there isn't a friend or neighbour that I've met in my life here that has not been awestruck by the ways which we are able to witness nature in our city. Building a tower with subpar amount of lower than market housing in an overly inflated housing crisis is hardly a solution but is short sighted and pandering to bandaid placating of long neglected or exacerbated systemic issues. And does not even come close to helping those who are most urgently in need of relief in the ongoing crises.	Jacquie Shaw			Mount Pleasant	No web attachments.

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

04/20/2022	20:08	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I oppose the 40 story tower proposed for the Granville and Broadway sky train station, for the following reasons: - Fairview is already dense enough to support rapid transit. Third highest density zone in the city. - This building is the thin end of the wedge for a flawed Broadway Plan which will squeeze 25% of our population growth into less <7% of City area. - This plan will displace 100s of seniors from barely affordable rentals in well-maintained older buildings, in Fairview alone. They will have right of return - after 3 yrs construction, to half the space at similar rent. - The astronomical rents they will be charging for those views will push up rents in this area generally - Without the Broadway plan we have 40 yrs supply of housing in the pipeline. Plus the pre-COVID trend away from big city living will continue ' Toronto study - Three local professors say more housing supply is not the answer to affordability. - Developers trickling out supply is what keeps prices and rents high ' Retired developer in Vancouver Sun - We walk a perilous path putting the responsibility for affordable rentals in the hands of land speculators and developers. The Little Mountain Social housing is a case in point. 700 people evicted in the late 2000s and it will be 2024 or beyond before new below market housing is available on that site. built out after 33 years, is a perfect example - High-rise residents have more mental health issues, Except the rich in penthouses with beautiful views - Heart attack survival is negligible above 16th floor due to time for first responders to attend. - This tower is designed in part for families but the Broadway plan has no plans for new schools. There are already wait lists for Schools in Vancouver's core - This building and those to follow will almost completely shadow Fairview, North of Broadway. If this goes through enjoy those sunny winter days on the seawall while you still can. - High-rise energy use increased over 30 years despite supposed improvements in energy efficiency ' Vancouver study by RD - Vancouver's own Net Zero Plan says low-rise is best for energy efficiency. - Low-mid-rise development has lower lifecycle emissions than high-rise at the same density. Thanks for your consideration.	Janie Cranfield		Fairview	No web attachments.
04/20/2022	20:41	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I oppose this project. We did not move to this neighbourhood to live in a downtown atmosphere.	Kerry Bjarnason		Fairview	No web attachments.
04/20/2022	21:40	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Too tall. I support rentals and density on rapid transit but way too much.	David Orchard		Dunbar-Southlands	No web attachments.
04/20/2022	22:11	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I oppose this development for two reasons - I do not think it contains enough affordable housing and I disagree with buildings of this size and scale. With respect to the ratio of affordable housing, I do not think 20% is sufficient in our city where market rent is prohibitive for many. With respect to size and scale, I think maintaining neighbourhood feel is important and this comes from mid-rise buildings.	Jennifer Foster		Unknown	No web attachments.
04/20/2022	22:16	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I am writing you as a resident of South Granville who enjoy our neighbourhood for many years. The 39 storeys building at 1477 West Broadway not only has direct negative impacts on the residence, safety and environment but also presents itself as a stepping stone to the even more destructive and huge Broadway Plan beyond imagination. I understand provision of homes for people is inevitable. Please keep it to mid rise building of the most 12 storeys, in keeping with the present neighbourhood. The 39 storeys building will definitely overshadow all the surrounding buildings. The higher the building the more concretes will be used to elevate global warming. The 200 units will promote congestion of traffic and people who desperately require schools, childcare facilities, nursing homes, health/medical clinics, park (people & pets) and parking. Without any transparency of solid planning of the above concerns we are at risks for physical and mental illness, increase crime rate and environmental devastation. We do not wish our neighbourhood turns into Metrotown and concert jungle like Hong Kong. I am pleading you to keep our South Granville area as a prestige and liveable neighbourhood by keeping the building storeys down to 12 or lower. I am asking the city council to consider the priority of the neighbourhood residence over the money-making developer. Thank you. Teresa	Teresa Tao Ma		Fairview	No web attachments.
04/20/2022	22:24	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I oppose this development. There's not enough public amenities in the area to accommodate so many additional residents.	Alex Chow		Kitsilano	No web attachments.
04/20/2022	22:27	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I strongly oppose this rezoning application. The Broadway Plan should be passed first. This rezoning sets a horrible precedent for the whole Broadway corridor. The shadow studies submitted are incomplete.	jeff markowski		Kitsilano	No web attachments.

s.22(1)
Personal and
Confidential

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

04/20/2022	22 35	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	The rezoning undermines the Broadway Plan. The tower is too tall and FSR too much. This sets a dangerous precedent for the whole Broadway corridor, and will result increase land inflation, housing costs, higher rents and jeopardize existing rental stock.	Michelle Miggs				
04/20/2022	22 38	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	This building will pave the way for the destruction of all the neighbourhoods along the Broadway corridor. City Hall is in the pockets of developers and does not listen to or care what residents think.	Ana Cikes				
04/20/2022	22 50	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I am a happy renter in Fairview in a lovely low-rise apartment building. We do not need high-rise towers outside of Downtown Vancouver; we should rather focus on the "missing middle." Density needs to be spread out more evenly throughout the city rather than cramming it in a place like South Granville. If people want to live in tall towers, then Downtown Vancouver is the place for it. Residents deliberately chose to live in areas outside of Downtown to be away from the hustle and bustle of Downtown.	Richard Lawrence				
04/21/2022	06 02	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Why? Lack of schools and parks for tenants and their families, impact of shadows reaching across False Creek, abuse of process that brought this project to the point of a public hearing in advance of a greater issue (the Broadway Plan).	Robin Howell-Jones				
04/21/2022	09:49	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I offer the following criticism: City Council accepted from City Planners and Contractors the construction planning for the Broadway Line. Businesses along Broadway suffered during covid pandemic and now sit behind fences that prevent reasonable access to their premises and obliterated street parking. The public was promised a non-evasive project. We have been deceived as you have you City Council has as well. Be very cautious of the advice your planners and developers are providing. Be wary of the strings attached to funding from senior levels of government who are offering back our tax dollars from our hard work. The RBC site will not provide residents who live near their place of employment nor will these few market or below market rentals be affordable to the large numbers of people who work in the service sectors. As you know the average annual earnings of Vancouverites is under \$60,000. Sincerely Gary Cohen	Gary Cohen				

s.22(1)
Personal and
Confidential

								Kitsilano	No web attachments.
								Kitsilano	No web attachments.
								Fairview	No web attachments.
								Mount Pleasant	No web attachments.
								Fairview	No web attachments.

