

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

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
04/14/2022	14:54	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	few years ago we also expressed our view view, simply the area will be way over crowded even transit will be over whelmed, school and others, hope the council will listen to the neighbour hood,	Nadhla A Al Salam		s. 22(1) Personal and Confidential	Fairview	No web attachments.
04/21/2022	12:18	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Please either reject this proposal or reduce its size which would radically alter its neighbourhood and almost inevitably set the standard for future developments around it. The decision on this building should rightfully be tied to the larger Broadway Plan for which it presumably is to be the demographic center and architectural flagship. Revitalizing central Broadway is a good idea. But will this tower of concrete, and its subsequent close companions, the ones being pushed in the Broadway Plan, vitalize our neighbourhood and give it a future, or suck the remaining life out of it and smother its dead remains in concrete towers where the sun never shines' The latter seems likely given the amount of concrete and the density sought by the authors of the Broadway Plan. I do not know who the authors are but you, the Council, are the decision makers on both 1477 and the Plan. If built as advertised, and especially if built as the model for the Plan's many, many proposed buildings, it will reach farther than just east and west along Broadway, for its -- and their -- height -- or heights -- will dominate the whole city's skyline and aesthetic, irreversibly. Even to the south, where the ground slopes up, this -- and they -- will be three times higher than anything else in view, and with the jarring impact already clear in the models. And to the north, where the ground slopes down, its -- and their -- towering-over effect will be multiplied by the dominant elevation it -- and they -- possess even at ground level. And an extension of the building's height along the length of the Broadway ridge line will be like a concrete wall looming over everything and everyone on Granville Island, the south side of False Creek, Lower Kits, the False Creek Flats, the Olympic Village and even parts of Downtown. Please send this back to the drawing board and instruct the City's civic staff to make a plan within parameters set by the City's elected Council.	Tom Hague			Fairview	No web attachments.
04/21/2022	12 27	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Schools, parking, parks, just over crowding. I lived in this neighborhood two times and it was a wonderful place. At some point we need to say that we will not continue to stuff more into a small space. Thanks, Jaime.	Jaime Moss			Mount Pleasant	No web attachments.
04/21/2022	12 37	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	The involvement of two provincial cabinet ministers in this hearing is inappropriate and taints this hearing process. Please me my attached letter.	Roberta Olenick			West Point Grey	APPENDIX A
04/21/2022	13:18	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Let's not make this community another downtown of impersonal high rise buildings with their negative issues. Consider the broad negative environmental impact it will have on citizens in this community and the added strain on infrastructure. A structure of this size will be damaging to the neighbourhood and it's citizens and sets a precedent for future structures.	Diane Raniseth			Fairview	No web attachments.
04/21/2022	14:19	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Too many people for available infrastructure and services. Towers are not livable or green- density can be reached with human design- not this. 'What about sunshine' How is his sustainable and affordable' Why do developers have to make SO MUCH profit while young people can't afford to live here'	Dr Maria Issa			Kitsilano	No web attachments.
04/21/2022	14 37	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	If you give into pressure and approve this ill-conceived mega tower for my neighbourhood, I sure hope their "amenity" includes provision for dogs. Otherwise they're going to use the only nearby green space, the 30% of the property our developer set aside as a permanent open public park at 1590 W 8th. And dogs using that, leaving us to clean up the mess, is exactly how I feel about this whole sad project being imposed on us.	Gareth S Sirotnik			Fairview	No web attachments.
04/21/2022	14 51	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Hi I feel that too much density of tall towers on the broadway corridor is bad for our neighbourhoods. I feel 10 to 15 stories are as tall as these building should be. Thank You.	John Hatzitolios			Unknown	No web attachments.
04/21/2022	14 57	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I find this proposal to be wildly out of context with the neighbourhood and question why it is being considered even before the Broadway plan has been voted on.	Barry Komar			Fairview	No web attachments.
04/21/2022	15 05	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Please refer to the attached letter with updated concerns regarding this rezoning application.	Ian Crook			Unknown	APPENDIX B
04/21/2022	15 31	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I oppose the Broadway Plan because Putting 25-storey buidings in front of current 6 storeys is guaranteed to ruin the ambiance of the area. Retirement savings will be ruined for those owners who face the new skyscrapers but whose own lots are not approved for such increased density.	James Pammenter			Fairview	No web attachments.

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04/21/2022	15:41	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Having considered the many comments and some speakers thus far, it is disturbing that so many in support are connected with the development industry. This is a sad state of affairs and erodes and distorts the purpose of community engagement. The thin justification for pushing this development forward early is premised upon the need to get it done for station opening. That is unlikely to occur due to serious labour and material shortages, and inflation, which will continue for some time, and may result in cut corners. The site is noted as very constrained for a building of this size (this isn't Burnaby); a busy corner is a poor spot for livability; the news reported today of increased heart attacks for those living in noisy busy areas; the supporting amenities are lacking with no bonafide plan to provide them; and so many other issues. But chief among them is the flawed notion that rent linked to market increases (even if reduced by 20%) will be affordable by the time this is built (or even now). And actually people don't like living in towers and broadly prefer moderate height housing. Stack and pack towers are notorious for flooding and hugely expensive to ever repair. They simply aren't sustainable. So a 39 story tower comes at the great expense of permanently darkened Neighbourhoods and critical shared common space, including parks that several plans explicitly warn against. There are too many unnecessary trade-offs here, when density can be more incremental and moderate in nature spread out in more livable locations south of Broadway.	Burrard Slopes		s. 22(1) Personal and Confidential	Fairview	No web attachments.
04/21/2022	16:02	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	"I don't want Broadway to become a high-rise canyon"	Harry Lieber			Riley Park	No web attachments.
04/21/2022	16:26	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Dear Councillors: I am a concerned owner who lives on Granville St. not far from the proposed 1477 W Broadway. I strongly oppose the rezoning that will allow the construction of this building. Its height (39 storeys) is totally unacceptable in an earthquake prone area. Besides it will: 1. cast a long shadow 2. cut the north mountains view for many residents 3. be an eyesore in the neighborhood 4. open a precedent leading to more high rises approval in the future 5. not contribute to solving the existing housing crisis since it will be expensive to build (concrete and steel are more expensive than wood) and only a small percentage of its units will be available to low and medium income buyers/renters 6. be less efficient (using almost twice as much energy per square metre as a mid-rise) and less sustainable (BC Hydro has shown that steel and concrete produce ten times more greenhouse gases than wood) 7. be isolating and dehumanizing for people since its height will decrease people's participation in public spaces and contacts with other neighbors, thus increasing the level of alienation and isolation especially of children and seniors 8. contribute to gentrification and inequality since it will inflate the price of adjacent land and offer mostly luxury units eventually leading to the displacement of the area's previous occupants 9. go against the goals of the Greenest City and the Climate Emergency Plans approved and under implementation by the City. Please do not approve this rezoning! Sincerely, Maria Mesquita	Maria Mesquita			Fairview	No web attachments.
04/21/2022	16:27	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Dear Councillors: I am a concerned owner who lives on Granville St. not far from the proposed 1477 W Broadway. I strongly oppose the rezoning that will allow the construction of this building. Its height (39 storeys) is totally unacceptable in an earthquake prone area. Besides it will: 1. cast a long shadow 2. cut the north mountains view for many residents 3. be an eyesore in the neighborhood 4. open a precedent leading to more high rises approval in the future 5. not contribute to solving the existing housing crisis since it will be expensive to build (concrete and steel are more expensive than wood) and only a small percentage of its units will be available to low and medium income buyers/renters 6. be less efficient (using almost twice as much energy per square metre as a mid-rise) and less sustainable (BC Hydro has shown that steel and concrete produce ten times more greenhouse gases than wood) 7. be isolating and dehumanizing for people since its height will decrease people's participation in public spaces and contacts with other neighbors, thus increasing the level of alienation and isolation especially of children and seniors 8. contribute to gentrification and inequality since it will inflate the price of adjacent land and offer mostly luxury units eventually leading to the displacement of the area's previous occupants 9. go against the goals of the Greenest City and the Climate Emergency Plans approved and under implementation by the City. Please do not approve this rezoning! Sincerely, Maria Mesquita	Maria Mesquita			Fairview	No web attachments.
04/21/2022	16:45	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	1. Having a grocery store is not a sufficient reason to build a 39 storey building that is a total outlier in the area. The logic is false. 2. Further, the logic is also false in this argument: other areas use the tower & transit model to build even higher buildings. If you want to use that logic, then the City would have built freeways ' because the logic is we must do what everybody else does. 3. This building does not build nearly enough family friend units for family friend budgets. 4. This building will perpetuate future higher rental and purchase price costs through land lifts in the adjacent areas. 5. For a 39 storey building, the city does not collect nearly enough fees. This means the City does not get enough value for the approximately 49 units of below market housing, and that the City does not value the units highly enough. 6. The proposed rental rates for all the market rental units will increase significantly from what's been submitted. Why? Because supplies are at a 31 year high inflationary costs. 7. Market protections for renters will not work for many reasons, including a. It takes 1-2 years to build a building. Where will people go during that time b. Protecting rental rates for 4 months is not sufficient. c. Economics will prevail ' if prices cannot increase then landlords will perform minimal repairs & renters will have dilapidated units.	Kathy Hochachka			Kitsilano	No web attachments.

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April 21, 2022

Dear Minister Eby,

As one of your constituents, I am absolutely appalled that you, as well as Mr. Heyman, participated in your official capacities as provincial cabinet ministers in the public hearing concerning redevelopment at 1477 West Broadway in Vancouver.

Arguably, it might possibly have been acceptable for you to have submitted comments in an unofficial capacity as just another resident of Vancouver.

But for you to have done so as a Minister on provincial government letterhead represents an unconscionable attempt to influence a democratic process designed to allow the citizens of Vancouver to voice their opinions unimpeded to the council elected to represent them.

Mr. Heyman's letter speaks on behalf of those of his constituents who support the development yet makes absolutely no mention of those who oppose it. A very significant number of Fairview residents have spoken and written passionately and eloquently against this 39-storey rezoning, yet Mr. Heyman appears to be betraying their valid concerns by ignoring them in his letter submitted to the public hearing.

But your own submission is even more alarmingly imperious, given your position as Minister Responsible for Housing. Your letter exemplifies unfair, heavy-handed interference that borders on coercion given the powers you can exert over municipal governments. Think Penticton here.

Further, I find it strange and unsettling that your letter is directed specifically to Mayor Stewart rather than to council as a whole. I am not entirely sure what to make of that.

And your letter was dated April 13 yet only posted on the CoV hearing comments page on April 20. The same is the case for Mr. Heyman's letter of April 12. Why the delays?

As your constituent, I object, in the strongest possible terms, to such inappropriate ministerial interference in a democratic municipal process.

In addition, I am well aware that your government is considering legislation that would allow the province to impose planning approval wherever a rezoning proposal is consistent with a community's Official Community Plan (OCP) or, in Vancouver's case, an Official Development Plan (ODP).

That legislative shortcut to curbing citizens' rights and driving democracy into the ground should not even be contemplated.

With all due respect, please, just stay in your lane.

Sincerely,
Roberta Olenick
West Point Grey

cc. Minister George Heyman, Vancouver mayor and council

Dear Mayor Stewart and Councillors:

Re: 1477 West Broadway and Gentrification

I am again writing you to oppose the rezoning application for 1477 West Broadway, based on new information I have become aware of in the past 24 hours.

One of the concerns many residents have when major rezonings are considered by Council is the gentrification effect of a new project on existing neighbourhoods, and I have an example which demonstrates this.

This link takes you to the listing for sale of a small group of older properties, located primarily in the South Granville area, with another one located on West 41st in Kerrisdale. **REDACTED** With the exception of the Kerrisdale property, all the properties are on smaller lots and not likely to be redeveloped unless a developer puts together a land assembly.

There is one very significant comment in the listing: "With 13 of the 57 units (23%) held vacant at the Vendor's discretion, investors are presented with rare opportunity for immediate repositioning and rental upside realization. The Portfolio's ownership structure offers potential Property Transfer Tax savings ..."

This comment means that the owner is holding units off the market, and in the hope/expectation that the buyer will pay a premium purchase price given they have the ability to rent those vacant units at whatever price the market will bear. When you look at what rents are on the West Side now (based on the Referral Report), and recognize that the 1477 West Broadway market rental units will go at a premium to the average price, there is ample room for the new owners raise rents and still appear to be a bargain compared to the new properties at 2538 Birch St and 1477 West Broadway.

The other point that needs to be made here is that not only will the rents go up, but rental units are being held off the market. This creates a compound effect: units held off the market during a housing crisis, and rent increases will be maximized when the properties are sold. It should be noted that this is not a unique situation in the South Granville area.

Please vote against this rezoning application.

Ian Crook

April 21, 2020