

4. CD-1 Rezoning: 1477 West Broadway

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
03/07/2022	19:54	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I was pretty shocked to find out that a 40-storey tower at 1477 Broadway is being expedited through the city without proper public process. The subway can be built without this tower but yet the city is skipping over a public consultation process for a very significant tower at the highest rise in the city that will impact the community with great magnitude. This 1477 Broadway process has left me feeling like consultation is simply a box to check for City Staff, and that they can skip over it when they decide to. In a private question & answer meeting with our strata council and the developer's representatives in November 2021, it was confirmed by the developer (PCI)that they had already installed structural footings for a 39-storey tower rather than the 5-storey building that was originally approved. This fact did give me pause to question as to whether this development was indeed a fait accompli and if any public input would actually be heard. This does impact public confidence in the City. If PCI was already assured that the City would approve much higher building heights than 5 storeys, why did they bother to architect and submit plans for a 5-storey building? Was this just a move to obtain interim building permits so they could start breaking ground without community input? I believe in a democratic public process, and feel this is worth flagging. My friends and neighbours are very curious to see how this process plays out. Should the public know of anything that is influencing and allowing this rezoning to be fast tracked? A couple more notes in regards to the tower: -The renderings that are available only show the tower's impacts from the south perspective of South Granville looking north. I think Council would actually be surprised to see what a 39-storey tower at Broadway and Granville (geographically at the top of a hill) will look like on the City's skyline from all fronts. -If the intention of the Broadway plan is to retain the "South Granville village" at the 2 storey height why would the city allow the massing of the Tower to be framed right at the northeast corner of Broadway and Granville which will impact the feel of the South Granville 'Village'. If the building/tower was set back from the corner it would certainly lessen the impact. on the street for pedestrians. I recall that the City sold PCI a property adjacent to the Subway in order to allow 'access to the subway' but could PCI be planning for another tower by massing the tower at the corner to allow an adjacent one on that property? What will happen on the northwest side of the street with the possibility of another 30 storey tower?	Alda P Kelly		s.22(1) Personal and Confidential	Fairview	No web attachments.
03/08/2022	21:42	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I do not support your propose building of a 39 story building on the future South Granville sky train station located at 1477 West Broadway. I've been a local in the South Granville area for over 10 years and enjoy all the small businesses along the west Broadway and south Granville corridor plus seeing the view of the mountains. Having the monstrosity 39 storey building will block the views and add more drivers which will merely increase the already high volume traffic not to mention noise pollution. It is disappointing that this city council would allow such a tall building in this neighborhood and no doubt, it opens the door for other greedy developers to build 39+storey building that will destroy all the small thriving local businesses that our community enjoy. If you are to move forward with a new building then please cap it to no more than 20 storeys. Keep you propose 39 storey plans for the downtown area as it is not welcome in our south Granville neighborhood. Thank you.	K. Eng			Fairview	No web attachments.
03/24/2022	16:30	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	39 stories is too high and not at all in keeping with the character of this area. We live in this neighbourhood because downtown is filled with these kind of towers. 30 stories or less seems to be a good compromise as it will not create such long shadows and shade and sight lines that impact on the many roof top amenities and flats in the nearby buildings. The area has a lot of 6-12 story buildings, so 39 stories is going to be a major eyesore and will start a trend for too much density and tall buildings, which as a long time resident, we do not want. I hope the council listens to the people for a change, this is a bad idea all round. Thank you.	John Hannon			Fairview	No web attachments.
03/24/2022	17:36	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Please do not insult our intelligence or waste even more of our taxes by asking for our participation in this charade. We know from past experience how this city operates' i.e., the decision has already been made regardless of how much the neighbouring residents oppose this monstrosity.	Christopher Marshall			Fairview	No web attachments.
03/26/2022	14:27	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I vehemently oppose building a high rise structure at the 1477 West Broadway location. The original plan was for a much lower profile building and I was fine with that, however this 'new' 39 story building is an absolutely terrible idea. It will stick out like a sore thumb and forever change the landscape of this area. Please do not allow for this to happen, go back to the original lower profile building that was much more in tune with the buildings around it. Thank you for your consideration.	Eric Thrall			Kitsilano	No web attachments.
04/02/2022	12:33	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I live in Vancouver and I oppose the CD-1 Rezoning at 1477 West Broadway for its height, increased FSR and new zoning.	Paula menezla			Fairview	No web attachments.
04/02/2022	13:21	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I live in Vancouver and I oppose the CD-1 Rezoning at 1477 West Broadway.	Kayla Hofman			Fairview	No web attachments.
04/02/2022	13:46	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I lived 1 block from there for 15 years. I oppose this height because the wind this building will cause to pedestrians will be incredible. It has always been powerful in the neighbourhood. The extra height will cause wind to become dangerous. Plus the height is ugly. Spread out more mid height buildings. Single family homes are antiquated.	Kent Lins			Marpole	No web attachments.
04/02/2022	14:07	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I live in Vancouver and I oppose the CD-1 Rezoning at 1477 West Broadway!	Diana Matrick			West End	No web attachments.
04/02/2022	14:57	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	This plan would be detrimental to the neighbourhood and needs serious reconsideration.	Nina Dobbins			Fairview	No web attachments.
04/02/2022	15:23	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I live in the Fairview neighbourhood. I oppose the rezoning at 1477 West Broadway to allow for the construction of a 39-storey building, replacing the now demolished 4-storey RBC building. I support construction projects that improve the city, for example, the development of False Creek south in the 1970s, but not spot rezoning to add high-rises to established neighbourhoods and negatively impact residents. Modest growth in population is expected for a vibrant city like Vancouver, but too much growth is not healthy nor sustainable, and puts stress on our natural environment and limited resources. Please do not approve this particular rezoning application before making a decision on the broader Broadway Plan.	Jinhi Ahn			Fairview	No web attachments.
04/02/2022	15:52	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	This is a disgrace to our city planning. Stop it now. Please say NO to this rezoning	Virginia A Richards			West End	No web attachments.
04/02/2022	18:02	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Vancouver has become ugly enough without adding this enormous, view-blocking ugly building.	Hazel Bell			Fairview	No web attachments.
04/02/2022	21:14	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I oppose this rezoning.	P. Caraher			Kitsilano	No web attachments.
04/03/2022	07:35	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Way too tall. No one can see the mountains anymore - except for the people living in the towers of course.	Jean Campbell			Mount Pleasant	No web attachments.
04/03/2022	08:35	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I live in Vancouver and I oppose the CD-1 Rezoning at 1477 West Broadway.	Shelly Phillips			Fairview	No web attachments.
04/04/2022	22:45	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I live in Vancouver and I oppose the CD-1 Rezoning at 1477 West Broadway. I do not want to see the entire street become a canyon of high-rises, destroying the character, view, sunlight & friendliness of the street. I do NOT want TOWERS!!	Sarah Chester			Fairview	No web attachments.

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04/04/2022	23:36	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I live in Vancouver and I oppose the CD-1 Rezoning at 1477 West Broadway Specifically. More broadly the city spent a huge amount of resources coming up with the community plans all over the city. These 'rezoning' proposals just undermine all that work and planning. The Safeway site proposals at Commercial and Broadway are another good example of how the neighborhood plan is being sidestepped and a rezoning of 60% more height and as much as 15% higher density is being considered with VERY little for community services being added. Genera ized density is more gradual and MUCH more community friendly. It is also the neighborhood plan.	Kelsey Heikoop			
04/04/2022	23:39	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Thank you for contacting the City of Vancouver. This is a confirmation that we received your website form submission. Case number 101015892750 Feedback subject: 1477 West Broadway zoning amendments Comment: Dear City Council Members: I live on [redacted] between Fir and Pine Streets and have deep reservations about the application to change the zoning for 1477 West Broadway from C-3A to CD-1. The South Granville area is one of the few remaining neighbourhoods with the characteristics of a community village left in our city. The Broadway Corridor transit project is putting enormous pressure on the neighbourhood: restricting parking, sidewalks, and access to shops and services. A 39 story building will put further stress on the retail and service operators. The potential for added height will increase the tax burden on already burdened small business and service owners. Nor will the added density or addition of 44 below-market rental units in the proposed building do anything to make renting or living in the city more affordable or available for people who earn average or median incomes, further driving out the very people who work in our city delivering the services that we all depend on and value. The generational gap between people of my generation, who could afford to live, work and raise families in the city will be further exacerbated by zoning changes proposed. The people who are advocating such changes are usually the very people who benefit most from them: developers, realtors and large property owners. Vancouver's housing crisis is not a lack of apartments, it is a lack of affordable apartments. Putting pressure on the remaining affordable apartments, many of which are older three story buildings in the Granville, Oak Avenue area which will be impacted by this change in zoning will be another nail in the coffin of affordable apartments in our city. I urge you as members of City Council and stewards of Vancouver to reject this proposal. Your truly, Carol Gibson s.22(1) Vancouver. s.2 Name: Carol Gibson Which neighbourhood do you live in? Fairview Email: s.22(1)	Carol Jean Gibson			
04/05/2022	18:11	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	I am writing to the mayor and city council as a resident in the Fairview Slopes area of Vancouver to ask that you and council vote NO to the CD-1 rezoning application at 1477 West Broadway. I am opposed to the rezoning for the following reasons: ' The building height is far too high and it's not environmentally sustainable or healthy. It is not a green building even though it's being marketed that way. ' There is no planning or budget to build new schools and parks. We don't have enough school spots for the current populations of these areas as it is. ' The proposed rezoning will drastically affect the beauty, light and serenity of the existing Granville and False Creek neighbourhoods and the livability and quality of life for residents. ' Shadow studies are incomplete. ' There needs to be greater scrutiny of the MIRHPP program. The details of the plan favour the developer. ' The developer CPI has applied for a Development Cost Levy waiver that could equate to a subsidy of \$77,733 per unit. That \$3.3 million in funds would still be needed by the city and would likely be collected through property taxes. ' These large developments have been done in Vancouver and have led to a lack of affordable housing, increased homelessness, and enriched developers. I understand the need for increased development and affordable housing and rental buildings, but this type of rezoning wii not help and will continue to contribute to the ongoing problems Vancouver has.	Melanie Semlacher			
04/05/2022	23:26	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Dear City Council Members, I live about four blocks away from the site of the proposed rezoning and development at 1477 West Broadway (near the corner of Granville). I am very much OPPOSED to the proposed rezoning of this property in the manner currently being recommended. The 20% of secured rental housing at below-market rates is TOO LOW of a threshold. The threshold should be double that, or much closer to 50% for below-market rates. This is a general consideration for the entire city and not specific to this proposal, although it definitely does apply in this case. Apart from the proportion of below-market rental units, the proposed height and scale of the 39-storey building should be REDUCED fully by one-half, to something around 20 storeys. While I agree that more sustainable density is achieved by 'building up', iterally, so taller structures in more places, this proposal is just too far off the scale of reasonableness and sound development policy for your approval. As a long-time resident of this neighbourhood my primary concern is for the incentive that this would give to the demolition and renovation of numerous low-rise, typically three-storey walk up rental buildings in this area. Many of these would become targets of land assembly projects and result in the sale and eviction of low and middle-income tenants, such as me. Where would I go? Many of my neighbours are seniors on a fixed income with a number of chronic medical conditions. Currently, the proximity to VGH and other medical offices is VERY important. A forced eviction from the land assembly coming after this development, would create a 'domino effect' that would put me and numerous others much further away from important health care clinics. Our health, well-being and quality of life would suffer. So City Council's decision is not just about this one property, it is about a LIVEABLE neighbourhood that enables access to transit and important services that are NEARBY. The proposal for 1477 West Broadway would be a tipping point for the degradation in the lives of people in this neighbourhood ' and this in a city that is clearly already destroying living conditions for so many, because of its pattern of high-cost, out-of-reach condo developments. PLEASE REVISE this proposal. Scale it down; way down. Stop the pattern of land assembly that destroys liveable rental housing. LASTLY, any building, regardless of scale, should clearly demonstrate a LOW or VERY LOW carbon footprint, with regard to its construction and the materials used to build it. As we see the damaging effects of climate change take over, this practice is one of many that is a MUST HAVE in all building projects. Sincerely, Gordon Yusko s.22(1) Vancouver	Gordon Yusko			
04/06/2022	16:10	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	Dear Public Hearing Process: We live s.22(1) . We have studied the proposal for 1477 West Broadway. Our feeling is the development is too large. We would support a substantially scaled down development. Sincerely, Gordon Matheson & Tara Henderson s.22(1)	Gordon Matheson			
04/06/2022	16:49	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Oppose	April 6, 2022 Dear Mayor and City Council: As a resident of Fairview Slopes, I am writing to you, the Mayor and the City Councillors of Vancouver, to vote 'NO' to the CD-1 rezoning application at 1477 West Broadway. I am opposed to this rezoning for the following reasons: ' The height of this building at 40 storeys is far too high and it's not environmentally sustainable or healthy. Clearly this massive high-rise contradicts the City's objectives to improve energy efficiency and reducing greenhouse gases (GHGs) as part of their Climate Plan. ' The City says the height and density of this building is in line with the Broadway Plan but the plan hasn't even been approved yet. Therefore, 1477 W. Broadway is pre-empting the Broadway Plan. ' There needs to be greater scrutiny of the MIRHPP program. The details of the plan favour the developer. ' The developer CPI has applied for a Development Cost Levy waiver that could equate to a subsidy of \$77,733 per unit. That \$3.3 million in funds would still be needed by the city and would likely be collected through property taxes. ' There is no planning or budget to build new schools and parks. We currently don't even have enough school spaces for the current populations of these areas. ' The proposed rezoning will drastically affect the livability and quality of life for residents. ' These large developments have been done in Vancouver in the past and has let to a lack of affordable housing, increased homelessness, and enriched developers. I understand the need for increased supply of affordable housing and rental units, but this type of rezoning will not help and will continue to contribute to the ongoing problems Vancouver has. Yours Sincerely, Susan Thom s.22(1)	Susan Thom			

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