

4. CD-1 Rezoning: 1477 West Broadway

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
04/11/2022	14:19	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Support	Dear Mayor and Council, The South Granville Business Improvement Association (SGBIA) encourages the approval of the development plans for 1477 Broadway on the following basis: Our businesses have been under construction since February 2019, with the expectation to endure construction until 2024/25. Parking has been stripped from Broadway and people are making conscious decisions to avoid visiting due to the impacts of the Granville Bridge Seismic Upgrade and the Broadway Subway Construction. The impacts of construction dovetailed with the pandemic have caused immense hardship on our businesses and we cannot afford further construction delays. We need this anchor corner to be put back to rights as soon as possible so we can get back to business. We believe the planned building brings much needed amenities to this neighbourhood including residential density in the form of market rental and moderate income housing, more Class A office space, street level retail, and a moderately priced grocery store to serve the basic needs of the resident community. The new design is much improved to the old Royal Bank facade and should provide a much enhanced street experience. We would like to see a local, iconic Vancouver coffee or brewery experience at the ground level as the way people will transition from this station will set the tone for the rest of their visit. We have been engaged by PC /Warrington PM and look forward to a future partnership working to improve the vitality of the neighbourhood. Partnerships with conscientious, community focused members are the foundation of a BIA being successful. This proposal brings in much needed office and residential inventory which will be imperative to sustaining our independent businesses. Finally, future commitment of CACs and DLCS for developments in South Granville must be spent in the long neglected business area of South Granville. Capital investments are due as maintenance is lagging and the sidewalks are woefully inadequate for the existing and future public space demands of the Subway ridership. Sincerely, Ivy Haisell Executive Director, South Granville Business Improvement Association	Ivy Haisell		s.22(1) Personal and Confidential	Fairview	APPENDIX A
04/11/2022	14:49	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Support	Greetings, My spouse and I have been the owners of a townhouse in Fairview since 2003. Like many Vancouverites, we once harboured dreams of owning a single-family home but even back in the early 2000s this type of housing was out of reach financially for us. We thus decided on the townhouse in Fairview with the idea we could move to home if our financial circumstances changed. But we quickly realized townhouse and Fairview life were not only great for us but a great place for starting a family. Which we did. Our child is a graduate of False Creek Elementary, will be a graduate of Kitsilano High School this summer and will be attending Emily Carr in the fall. It is for her and her future that I write support for the project at 1477 West Broadway. For upcoming generations, and even some from the past, housing in the City of Vancouver is out of reach. We are in a true crisis of affordability that requires decisive, immediate action on a large scale if our city is not to be hollowed out. This project, which does not displace existing rental units, is a step in the right direction. And its location atop a mass transit station makes it doubly so. Please approve this project. Thank you, James Gemmill	James Gemmill			Fairview	No web attachments.
04/11/2022	17:04	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Support	As a young professional in my mid twenties, I see the importance of building additional rental housing. The current lack of supply has created rents to be unmanageable, as currently the demand for rental housing far exceeds the available supply. Additionally, the city is needing more density located around transit, providing convenience for those without a vehicle, as well as the positive environmental impact of promoting transit versus driving single vehicles. In my opinion, additional rental housing is imperative in the area in order to keep young professionals.	Hannah Richardson			Mount Pleasant	No web attachments.
04/12/2022	08:54	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Support	A tower providing high density rental and amenities at Granville and w Broadway, above a rapid transit station is by far the best use of available land.	Mathieu Youdan			Kensington-Cedar Cottage	No web attachments.
04/12/2022	09:17	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Support	I strongly support building sense housing above a Skytrain station. The value here is clear. Many people will be able to have a home with excellent rapid transit access. Many more will be served by the grocery store, which will serve both Skytrain riders and local residents. The convenience of being able to pick up food during a Skytrain trip will greatly reduce the need for people to drive their cars to pick up a week's worth of groceries. This purpose built rental housing is badly needed. We are in a housing crisis, and housing is the top issue in the minds of voters. The vacancy rate in purpose built rentals is extremely low. There is immense demand for new housing. The below market housing here is an extra bonus. Do not give in to complaints about "process" that do not consider the extenuating circumstances. Process is a means to an end, not an end in itself. Integration with the Skytrain station is immensely valuable, and so the timeline must be moved forward. If we are to increase our housing supply, we will need to make our processes more flexible to allow for unique projects to proceed. This is one such case. Delaying here would mean losing housing units or delaying the opening of the station. Neither are good outcomes. That is why I hope you approve this badly needed housing.	James Tang			I do not live in Vancouver	No web attachments.
04/12/2022	09:21	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Support	I just wanted to reach out and show my support for increased rental housing on Broadway. We are building an amazing new skytrain through the region and to stop the development of new, purpose built rental in the region would be terrible. This is the perfect location for rental, and should be approved.	Sean Chillbeck			Grandview-Woodland	No web attachments.
04/12/2022	09:23	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Support	I support the development located at 1477 W Broadway. The uses proposed for this development is required and needed in this area especially directly on a transit node. The height for this development falls in line with the proposed Broadway Plan. We actively see success in developments like this in places outside of Canada and even closer to home, other municipalities including Burnaby, Coquitlam and Surrey. As the population of Vancouver continues to grow, it is essential to adapt and evolve to meet the needs of the community living in that environment. We need to provide additional housing, especially rental housing which we currently have limited availability of. The area is completed when there is density, transit and added commercial space, including the proposed amenity of a grocery store. This is the environment people want, especially those that do not want or have access to vehicles.	Cheryl Yip			Unknown	No web attachments.
04/12/2022	09:32	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Support	Take the opportunity for density in the neighborhood	Morgan Sullivan			Fairview	No web attachments.

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04/12/2022	09:42	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Support	This city needs to make efforts to increase density and improve housing opportunity for all people. Not just now down to those who already have a home and don't want to make a compromise to help their fellows. I've rented 3 blocks from this location for over 10 years. I love the area but may never be able to own a place here. Changes like this greatly increase the chances of ownership for myself, it's a step in the right direction but more needs to come	Greg C Jacob		s.22(1) Personal and Confidential	Unknown	No web attachments.	
04/12/2022	09:48	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Support	We need more housing! If you don't want shadows, don't live in a city.	Josh Cockcroft			Kitsilano	No web attachments.	
04/12/2022	09:49	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Support	This rental housing is desperately needed in the area, and if this is not approved the neighbourhood will suffer moving forward. This area has been a rental hub since I moved to the city 12 years ago, but its become more difficult with each passing year to find available (let alone affordable) housing. These additional units would not only ease this problem, but encourage young professionals to live in and frequent this neighbourhood instead of moving further and further outside of the city limits. There will be a greater influx of commuters due to the new skytrain but what's the point if all anyone can do is just work in the area'	Evan Eye			Fairview	No web attachments.	
04/12/2022	10:03	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Support	Higher density around a train station is common sense	Wilson Wong			Kensington-Cedar Cottage	No web attachments.	
04/12/2022	10:06	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Support	I am in full support of this project. This city needs more housing and this is an excellent opportunity to create some.	Cara Balazs			Mount Pleasant	No web attachments.	
04/12/2022	10:18	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Support	Please build this. Rental apartments for regular people. Not luxury suites. Just regular ones. for regular people. Don't worry about what those Silent Generation/Boomers have to say, they've had their time in the sun; and the sun will be setting on them in due time. Worry about the Good Canadian Kids who need places to live. Oh, and if Taleeb Noormohamed is in opposition to this, because he can't buy and flip real estate, it means that you're doing it right. So please, for once, do it right.	Derek Ulrich			Mount Pleasant	No web attachments.	
04/12/2022	10:20	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Support	I am in favour of this being built immediately. If possible, build it taller and include more units. We are fucking DYING for more housing.	Matthew Yeoman			Fairview	No web attachments.	
04/12/2022	10:24	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Support	We need more rental high density housing in the city. This is a good early step but we need even more of this.	Adam Clarke			Fairview	No web attachments.	
04/12/2022	10:31	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Support	I live less than two blocks away and am strongly in favour of the proposed development at 1477 West Broadway. It adds housing to the area without displacing current tenants and includes housing at a below-market price for those with a lower income. Building density on a major transit hub should be a no-brainer, the city needs more rental housing and this spot is a prime location for it. The addition of a grocery store to this location is also ideal.	Stefana Mussenden			Fairview	No web attachments.	
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04/12/2022	10:32	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Support	As more density that is more affordable.	Julius Choi			Renfrew-Collingwood	No web attachments.	
04/12/2022	10:36	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Support	Vancouver desperately needs more rental housing, stocks are vastly insufficient.	Jason Baker			Kensington-Cedar Cottage	No web attachments.	
04/12/2022	10:37	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Support	I fully support this project. We need more high-density residential projects within walking distance to mass transit stations. This being a rental project makes it all the more worthy of approval.	Sebastian Jasiorkowski			Downtown	No web attachments.	
04/12/2022	10:39	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Support	I support increased density at a major transit hub and extension of Downtown to the Broadway area.	Shamai Alexander Cohen		Unknown	No web attachments.		
04/12/2022	10:45	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Support	I marked myself as supporting because there's no way to mark down "not tall enough." Please address that. Coquitlam is doing 60 story developments near transit. If you doubled the height of this you would double the number of below market rentals available as well. 38 stories is better than nothing though. People desperately need both market and below-market housing, and proximity to transit is the most socially, economically and environmentally just place to put them. Briefing shading from a tower does not turn a neighbourhood into a shadowy hellscape either. Just go to the West End and walk around if you don't believe me.	Ryan Matthew Campbell		Renfrew-Collingwood	No web attachments.		
04/12/2022	10:45	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Support	We are in desperate need of more rentals in Vancouver! And this is the PERFECT location for it, right next to rapid transit. I would like to move to Vancouver and would love to live somewhere like this.	Michelle Scarr		I do not live in Vancouver	No web attachments.		
04/12/2022	10:49	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Support	I am in favor of increasing rental properties in my neighborhood. Thank you!	Rachel Howard		Fairview	No web attachments.		
04/12/2022	10:54	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Support	I live a few km away from this site, just off Broadway, and work just a few doors down from it. Adding a large development containing affordable housing, and other uses, in a location conveniently accessible by public transport is great. We need far more of this, and I am only too happy to see it being added in my back yard.	keith bassingthwaight		Mount Pleasant	No web attachments.		



City of Vancouver
452 West 12th Avenue
Vancouver, BC V5Y 1V4

Re: 1477 West Broadway Development

Dear Mayor and Council,

The South Granville Business Improvement Association (SGBIA) encourages the approval of the development plans for 1477 Broadway on the following basis:

Our businesses have been under construction since February 2019, with the expectation to endure construction until 2024/25. Parking has been stripped from Broadway and people are making conscious decisions to avoid visiting due to the impacts of the Granville Bridge Seismic Upgrade and the Broadway Subway Construction. The impacts of construction dovetailed with the pandemic have caused immense hardship on our businesses and we cannot afford further construction delays. We need this anchor corner to be put back to rights as soon as possible so we can get back to business.

We believe the planned building brings much needed amenities to this neighbourhood including residential density in the form of market rental and moderate income housing, more Class A office space, street level retail, and a moderately priced grocery store to serve the basic needs of the resident community. The new design is much improved to the old Royal Bank facade and should provide a much enhanced street experience. We would like to see a local, iconic Vancouver coffee or brewery experience at the ground level as the way people will transition from this station will set the tone for the rest of their visit.

We have been engaged by PCI/Warrington PM and look forward to a future partnership working to improve the vitality of the neighbourhood. Partnerships with conscientious, community focused members are the foundation of a BIA being successful. This proposal brings in much needed office and residential inventory which will be imperative to sustaining our independent businesses.

Finally, future commitment of CACs and DLCs for developments in South Granville must be spent in the long neglected business area of South Granville. Capital investments are due as maintenance is lagging and the sidewalks are woefully inadequate for the existing and future public space demands of the Subway ridership.

Sincerely,

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Ivy Haisell
Executive Director,
South Granville Business Improvement Association