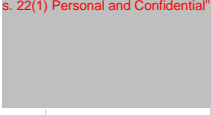


PH2 - 4. CD-1 Rezoning: 1477 West Broadway - SUPPORT

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
04/19/2022	19:48	PH2 - 4. CD-1 Rezoning: 1477 West Broadway	Support	As some speakers were asked to provide council with their speaking notes, I am doing the same. Please see the attached PDF.	Peter Waldkirch		s. 22(1) Personal and Confidential 	Fairview	APPENDIX A

1477 West Broadway Speaking Notes

- Here to support these homes.
- We know we need more rental homes, period.
 - And this also offers below market rental homes!
- We also know we're in a climate crisis and need to encourage transit-oriented housing.
 - This is right above a Skytrain station!
 - On Broadway, the second largest job centre in the province!
 - Minutes from Downtown, the first largest job centre in the province!
- This is exactly the sort of housing for people who live and work in this City that we need a LOT more of!
- It cannot get more transit-oriented than this!
- Also, it's just replacing a bank. For once, we're not building rental housing on top of older rental housing.
 - So there's no displacement.
- I would like to see midrise apartments legalized across the entire city.
 - But there are still places where tall buildings make a lot of sense.
 - And this is one of them.
 - It doesn't get more central.
 - It doesn't get more transit oriented.
- Some opponents have tried to suggest that housing like this is bad for the environment. But a perfectly carbon neutral building is still a climate disaster if you need to drive to and from it.
 - It is misleading to look only at the embodied carbon of the building itself, and not consider the transportation patterns it enables.
 - Research has shown that people who live in compact, transit-friendly cities have MUCH lower carbon emissions than people who live in low-density, car-dependent areas.
 - A suburban lifestyle consumes MUCH more carbon than a central urban one.
 - The bottom line is: letting people live like this in compact, transit-friendly areas in the urban core is one of the best ways we can fight climate change.
 - If you care about the climate crisis, you should view fighting sprawl as one of your MAIN JOBS.
- And this isn't some mega tower. When you look at what's going up in Burnaby, in Surrey, 40 floors isn't even that much!
 - If we can't build a 40 floor building here, we can't build one ANYWHERE.
- We've heard that any more delay to this project could jeopardize the opening of the South Granville Skytrain station – in part because the Broadway Plan is already TWO YEARS LATE.
 - Given the regional importance and public investment in the Broadway Skytrain, rejecting this building would be exactly what the provincial government would need to prove that local government is not taking their responsibilities seriously, and to justify provincial intervention.

- In nearby Shaughnessy, mega mansions that take up more land than this get built without any sort of public process. They pay zero or virtually zero fees to provide public amenities. No affordability component.
 - At the previous evening, a councilor asked about how this building will contribute to the public realm.
 - I don't see that councilor demanding that Shaughnessy estate owners let the public onto their lawns!
 - I don't see this council trying to impose an affordability requirement on Shaughnessy mansions, or broadly legalize low or mid rise apartments there.
- I think it's ludicrous something like this, that so clearly responds to the actual needs of this city, needs to be approved on a case-by-case basis by our most senior civic political leadership.
 - All dressed up in some "public consultation" which is just a contest to see whether there's more supporters of rental housing or more opponents...who can spend hours over several weekday nights waiting on the phone.
 - The city sent out over 4000 postal notifications for this, and got about 400 responses, mix of support and opposition.
 - Counting up support vs opposition only tells a small part of the story. The main takeaway should be: 90% of people don't care!
 - Btw a previous speaker mentioned the alleged local neighbourhood group, the Fairview South Granville Action Committee. Who are they? Their website doesn't name a single person who is behind it.
 - I live in Fairview. A few years ago I wrote to them to ask them how I could get involved. They never even responded!
 - Who put these sort of closed door groups in charge of anything? How many people do they actually represent? How do they arrive at their views? Who says they can speak for the neighbourhood?
- This sort of process is not a sensible way of responding to the housing crisis.
- Not a sensible way of responding to the climate crisis.
- We need to do better than this.
- There's URGENCY to the housing crisis.
- There's URGENCY to the climate crisis.
- Delay is not acceptable.
- And we've already got a lot of delay from council – the Broadway Plan is already 2 years behind schedule!
- It's easy to just let things stall endlessly. A vote for more consultation easily turns into another couple of years of inaction.
- What do you stand for?
- Please – get on with it. We need these homes.