

Refers to Referral Report **Item #2**  
Public Hearing of November 14, 2023

## YELLOW MEMORANDUM

November 9, 2023

TO: Mayor and Council

CC: Paul Mochrie, City Manager  
Armin Amrolia, Deputy City Manager  
Karen Levitt, Deputy City Manager  
Sandra Singh, Deputy City Manager  
Maria Pontikis, Chief Communications Officer, CEC  
Rosemary Hagiwara, Acting City Clerk  
Teresa Jong, Administration Services Manager, City Manager's Office  
Mellisa Morphy, Director of Policy, Mayor's Office  
Trevor Ford, Interim Chief of Staff, Mayor's Office  
Lon LaClaire, General Manager of Engineering Services  
Yardley McNeill, Director, Rezoning Centre, Planning, Urban Design and Sustainability

FROM: Doug Smith  
Acting General Manager, Planning, Urban Design and Sustainability

SUBJECT: Rezoning: 1510 W 71st Avenue & 8733 Granville Street – Public Consultation Correction

RTS #: 15957

On October 17, 2023 Council referred the above-mentioned rezoning application to Public Hearing. After referral, staff discovered incorrect public consultation information had been included in the report. The corrected version of "Appendix D - Public Consultation Summary" is attached to this memo. This memo will form part of the November 14, 2023 Public Hearing agenda package and will be available for public viewing.

**No further action is required by Council.**



Doug Smith  
Acting General Manager, Planning, Urban Design and Sustainability

604.829.4308 | [doug.smith@vancouver.ca](mailto:doug.smith@vancouver.ca)

1510 West 71st Avenue and 8733 Granville Street  
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

|  | Date                               | Results  |
|--|------------------------------------|--|
| <b>Event</b>   |                                    |  |
| Virtual open house (City-led)  | February 27, 2023 – March 19, 2023 | 119 participants (aware)* <ul style="list-style-type: none"> <li>• 45 informed</li> <li>• 7 engaged</li> </ul>             |
| <b>Public Notification</b>   |                                    |  |
| Postcard distribution – Notice of rezoning application and virtual open house                                    | February 22, 2023                  | 2,338 notices mailed   |
| <b>Public Responses</b>  |                                    |  |
| Online questions   | February 27, 2023 – March 19, 2023 | 1 submittal  |
| Online comment forms <ul style="list-style-type: none"> <li>• Shape Your City platform</li> </ul>                | February 2023 – August 2023        | 8 submittals   |
| Overall position <ul style="list-style-type: none"> <li>• support</li> <li>• opposed</li> <li>• mixed</li> </ul> | February 2023 – August 2023        | 8 submittals <ul style="list-style-type: none"> <li>• 5 responses</li> <li>• 1 responses</li> <li>• 2 responses</li> </ul> |
| Other input  | February 2023 – August 2023        | 0 submittal  |
| <b>Online Engagement – Shape Your City Vancouver</b>   |                                    |  |
| Total participants during online engagement period   | February 2023 – August 2023        | 315 participants (aware)* <ul style="list-style-type: none"> <li>• 113 informed</li> <li>• 9 engaged</li> </ul>            |

Note: All reported numbers above are approximate.

\* The Shape Your City platform allows staff to capture more nuanced levels of engagement associated with the rezoning application, categorized as:

- **Aware:** Number of unique visitors to the application webpage that viewed only the main page.
- **Informed:** Visitors who viewed documents or the video/photo gallery associated with the application; *informed* participants are a subset of *aware* participants.
- **Engaged:** Visitors that submitted a comment form or asked a question; *engaged* participants are a subset of *informed* and *aware* participants.

## 2. Map of Notification Area



## 3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Housing stock and use:** The development will provide much needed housing and the commercial space will help activate the street.
- **Height, density, use and massing:** Proposed height, density, use and massing is supported.

Generally, comments of concern fell within the following areas:

- **Parking:** Vehicles from the residents of the development will spill over onto local roads and make it even more difficult to find street parking spots in the area.

The following miscellaneous comments were received from the public (note: these were topics that were not ranked as highly as above).

*General comments of support:*

- The application will fit in with the neighbourhood.

*General comments of concern:*

- The development is taller than existing buildings in the neighbourhood and will cast shadows onto the surrounding area.
- Residents of the building will be exposed to noise and pollutants from activity on Granville Street (an arterial road).
- This proposal along with the multiple developments in the area will increase traffic and density in the area and will put pressure on the existing infrastructure.

*General neutral comments/recommendations:*

- There should be enough vehicle parking spaces for residents of the development as well as customers of the retail space.
- The height of the application should be increased to allow a rooftop amenity space.
- Granville Street should only be 2 lanes wide so that it is safer for pedestrians.
- More parking stalls should be installed in the area to encourage biking.
- There should be in-unit bike storage instead of a common bike area to prevent bike theft.
- There should be trees between the development and Granville Street to improve air quality for the residents.

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