

**PH 2 - 5. CD-1 Rezoning: 1710-1730 East Pender Street - Oppose**

Date Received	Time Created	Case ID	Subject	Position	Content	Author Name	Author Email	Neighborhood	Attachment
2023-12-14	12:53	201001053660	PH 2 - 5. CD-1 Rezoning: 1710-1730 East Pender Street	Oppose	Dear Mayor and Council, I'm a renter living several blocks away in an RM-4 zone. I'm opposed to this massive development as it would set a precedent for many future demovictions and for the loss of truly affordable housing. It will also effectively kill the Grandview-Woodland Community Plan that was passed in mid-2016. Can't you just meet the applicant halfway at 7 or 8-storeys? Further details and analysis is contained in the attached slides. Thank you for your consideration. Sincerely, Stephen Bohus, BLA	Stephen Bohus, BLA	<small>§ 22(1) Personal and Confidential</small> [Redacted]	Grandview-Woodland	Appendix A



Stephen Bohus, BLA  
Vancouver resident & renter

Rendering shows a massing model of the proposed tower  
in context (from parkette at Adanac & Commercial)



# Community response Grandview-Woodland Area Council

(July 3, 2013)

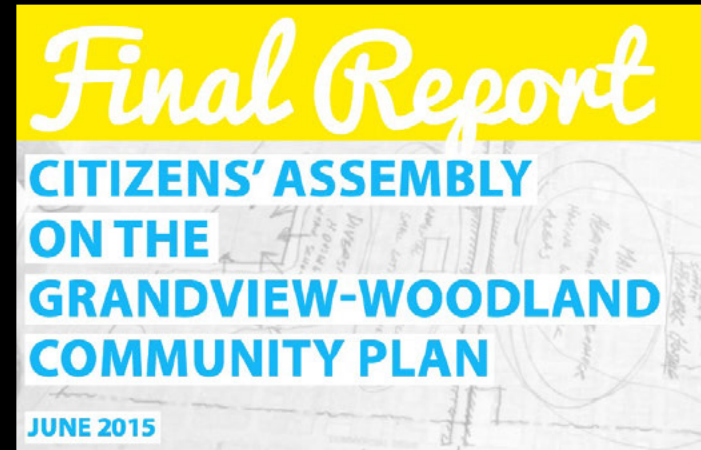
Many serious concerns raised, process delayed and revamped.  
Councillors Carr, Reimer, Meggs attended; MLA Shane Simpson

# Public Roundtable



Pictured: May 5, 2015 Final Citizens' Assembly Public Roundtable (one of many rounds of consultation)  
Planning process took from 2011 and ended in mid-2016 (30 year plan)

# Citizens' Assembly Final Report vs. GWCP



The CA report states 4-storeys at this site.

The CA Process was put in place by the City, in response to the backlash against **“Emerging Directions”**

Councillor Carr’s motion wrt GWCP process



What message does it send if the GWCP is not followed, after the CA report was not followed and after planning imposed this plan?

This rezoning would throw out the Plan entirely.

# 1710 E Pender Street



Building at 1710 E Pender built in 1986  
Under Lu'ma since 1988  
27 units, identified in GWCP map as  
non-market housing (missing middle)  
Environmental cost: tear down+landfill

# 1730 E Pender Street



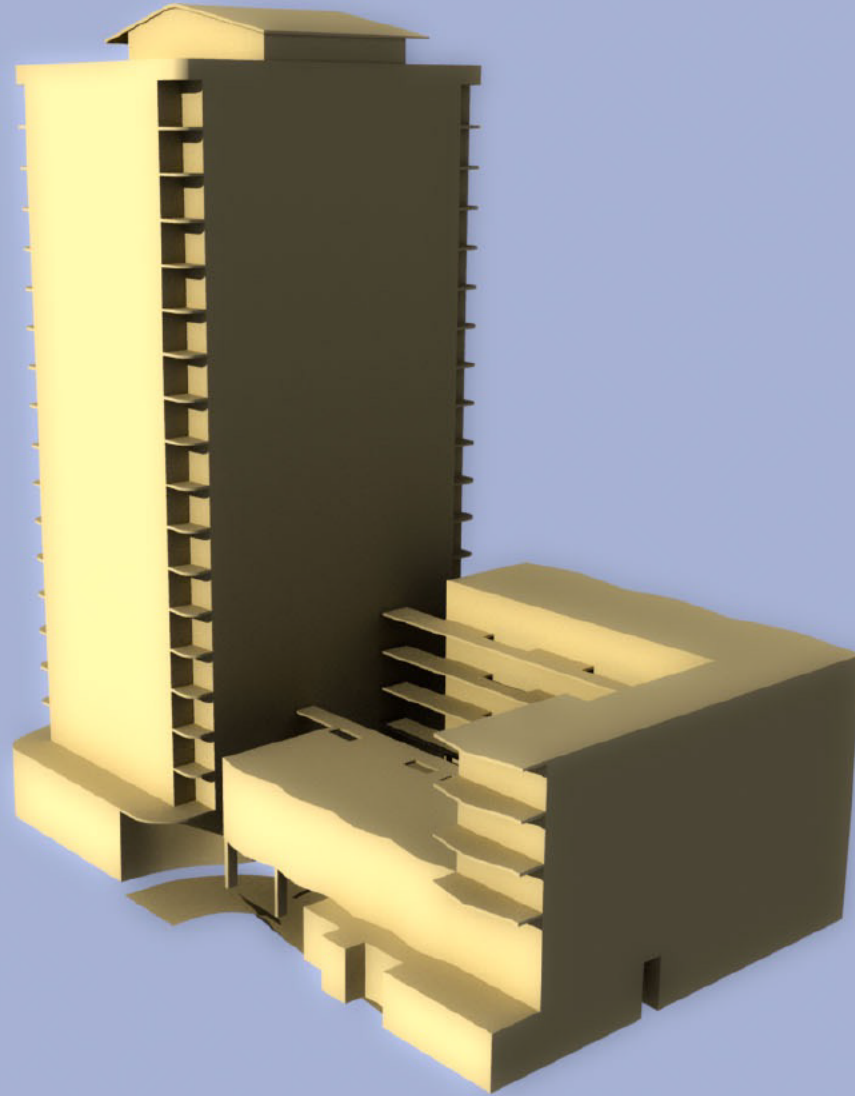
Purchased in Feb 2022 for \$3.5million, market rental in GWCP map

Douglas firs (3 out of 6 total)

City land in front yard – where is the appraisal?

ALT formed in Feb 2022 (related), financing of buildings

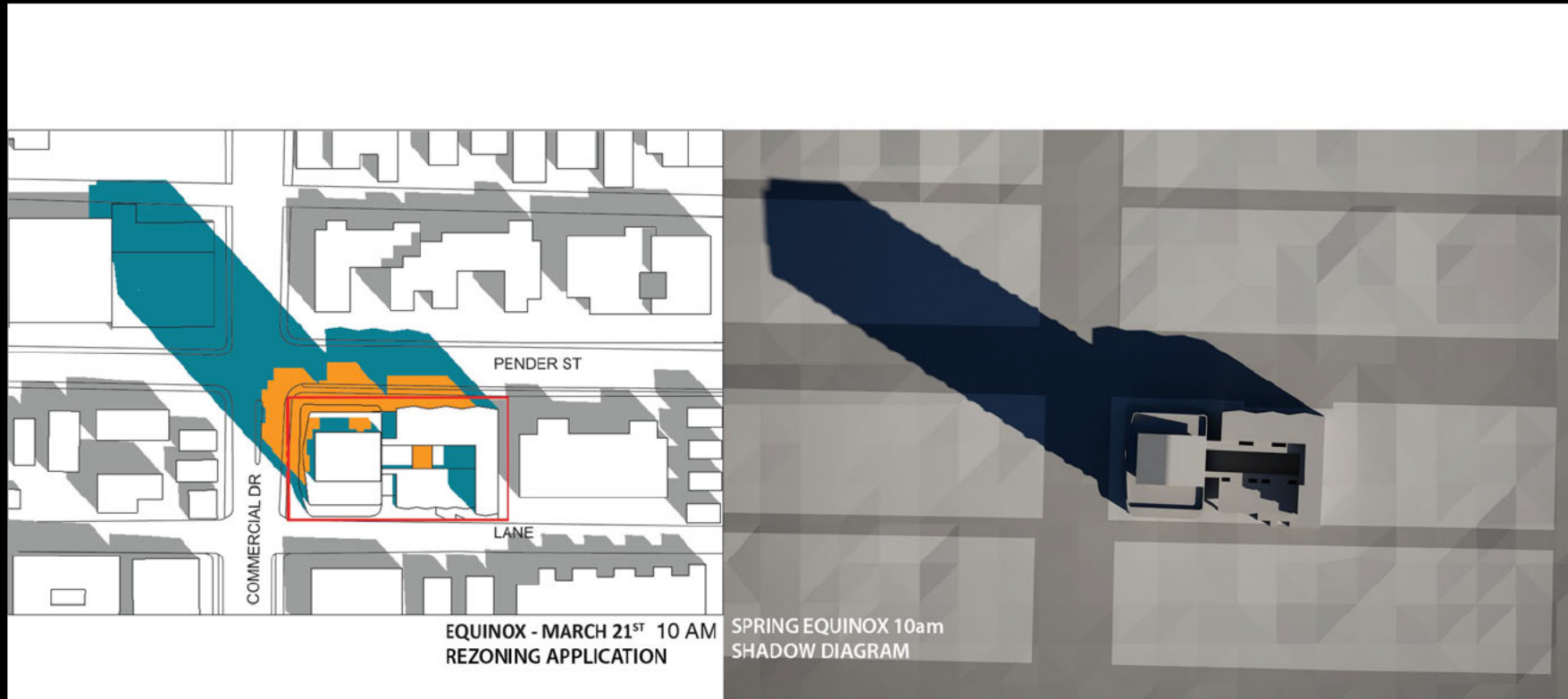
## 1710-1730 E Pender Street



Massing model: Scale (18-20 storeys), would set a precedent for the entire area  
Most vulnerable housing stock in area. Subject to Demovictions, speculative pressures



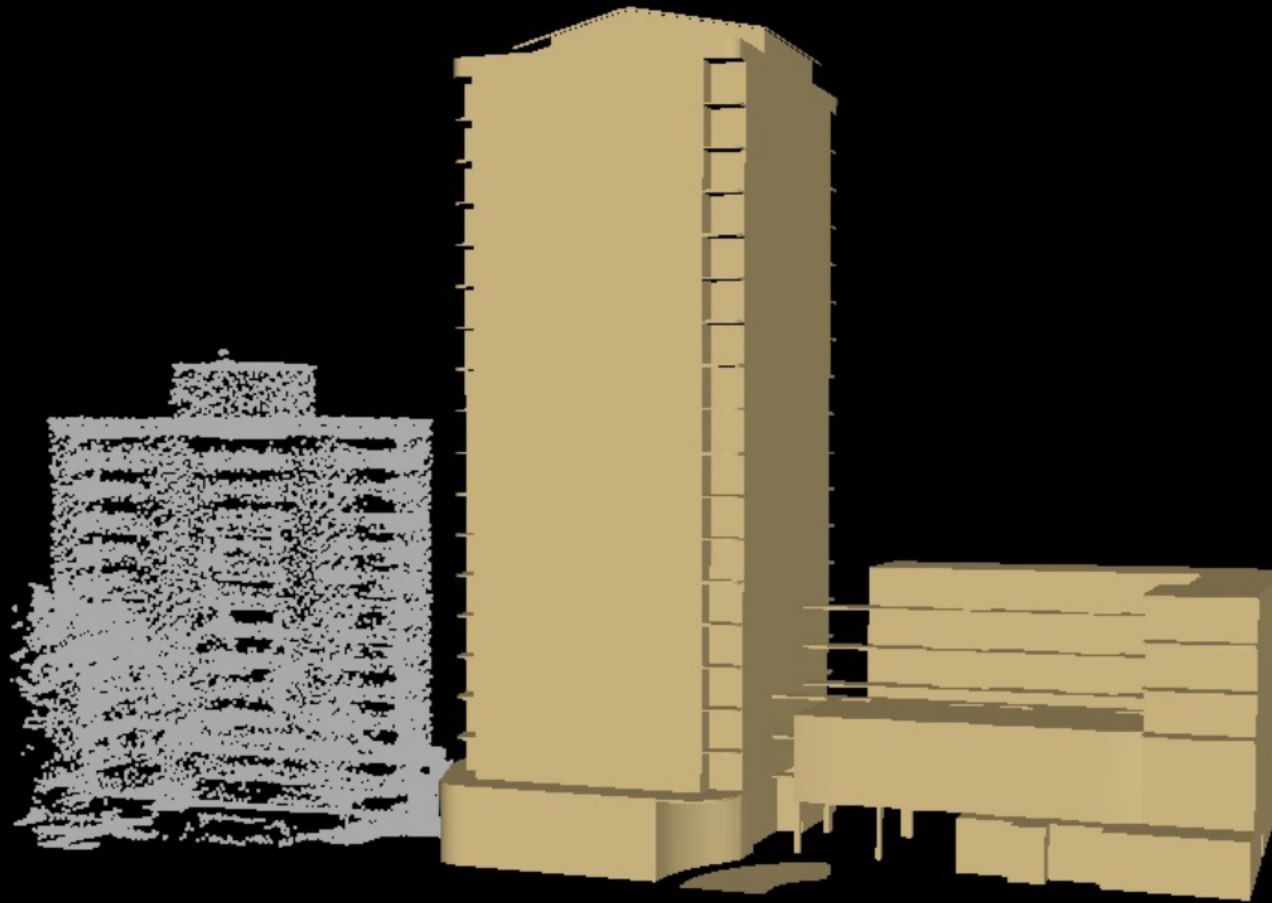
# 1710-1730 E Pender Street



Original shadow study from applicant (left) used during consultation (updated Dec1), compare with shadows diagram for Spring Equinox 10am

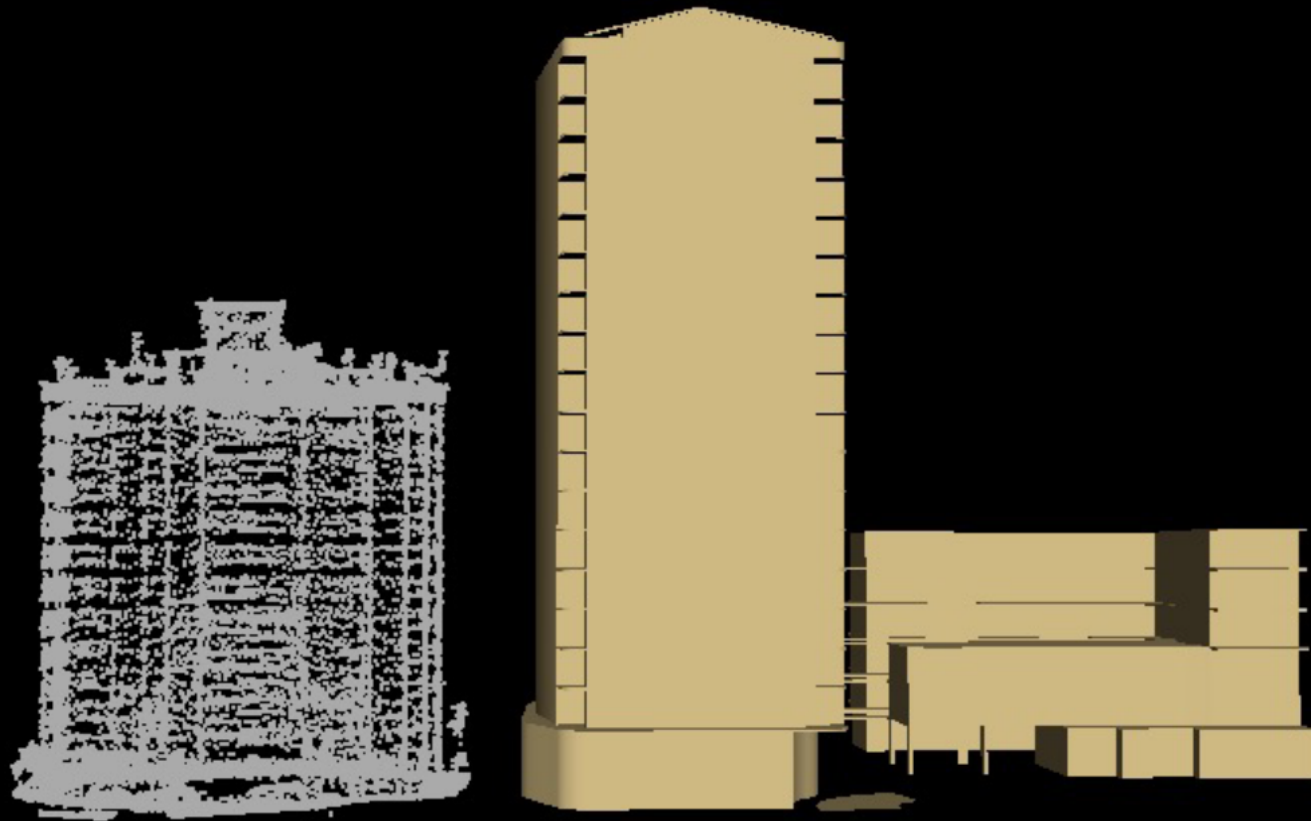
Design maximizes externalities on surroundings (little setback, height near edges)

# 1710-1730 E Pender Street



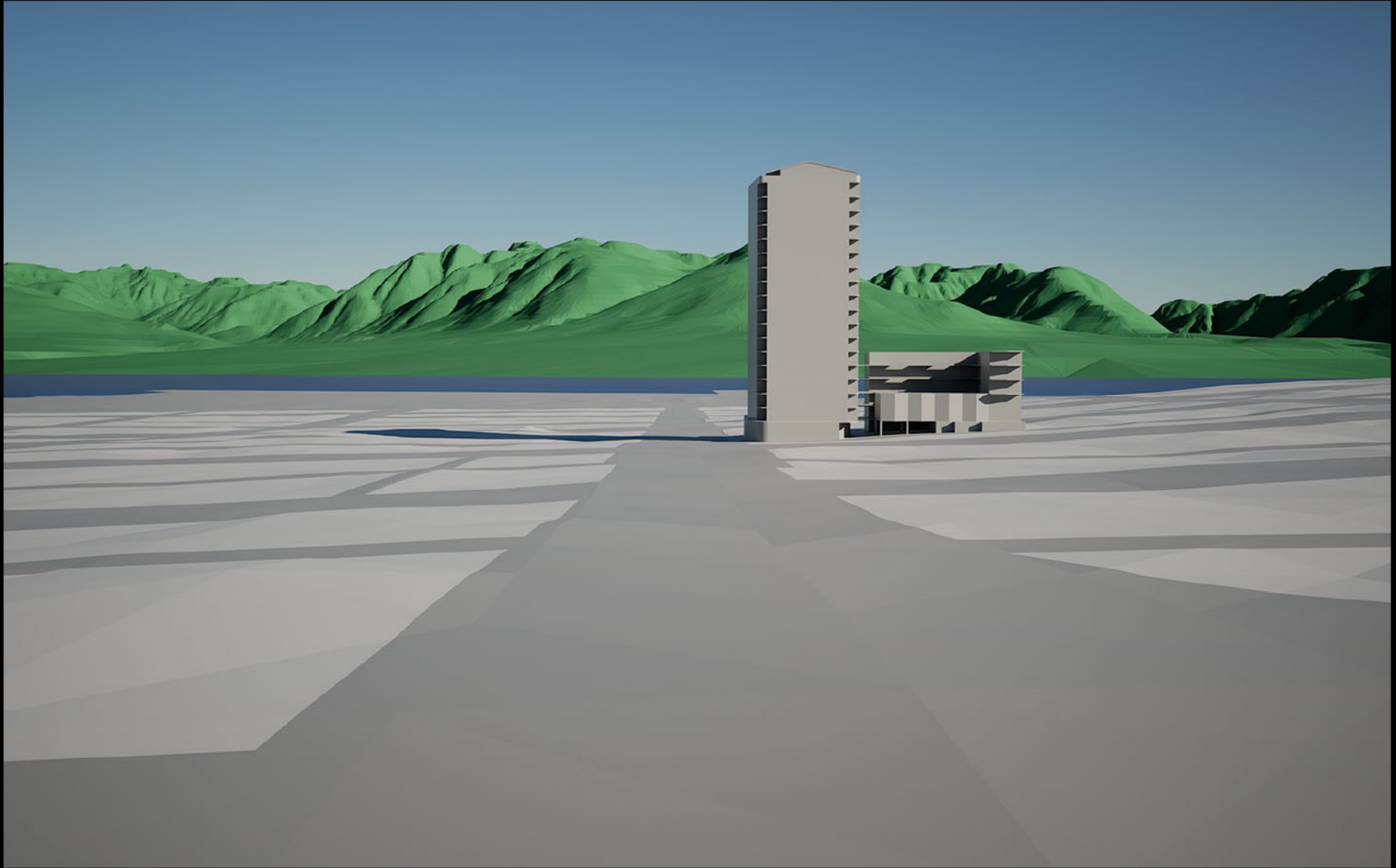
Compare scale with 1717 Adanac Street, 2.2 FSR (point cloud data, at same scale)

# 1710-1730 E Pender Street



Compare scale with 1833 Frances Street, 2.2 FSR (point cloud data, at same scale)  
Storeys vs. dimensional height (and note FSR difference)

# 1710-1730 E Pender Street



Commercial and Adanac (looking north)

Massing model (local building context model not released under FOI), City terrain model

# 1710-1730 E Pender Street



Massing model (local building context model not released under FOI)

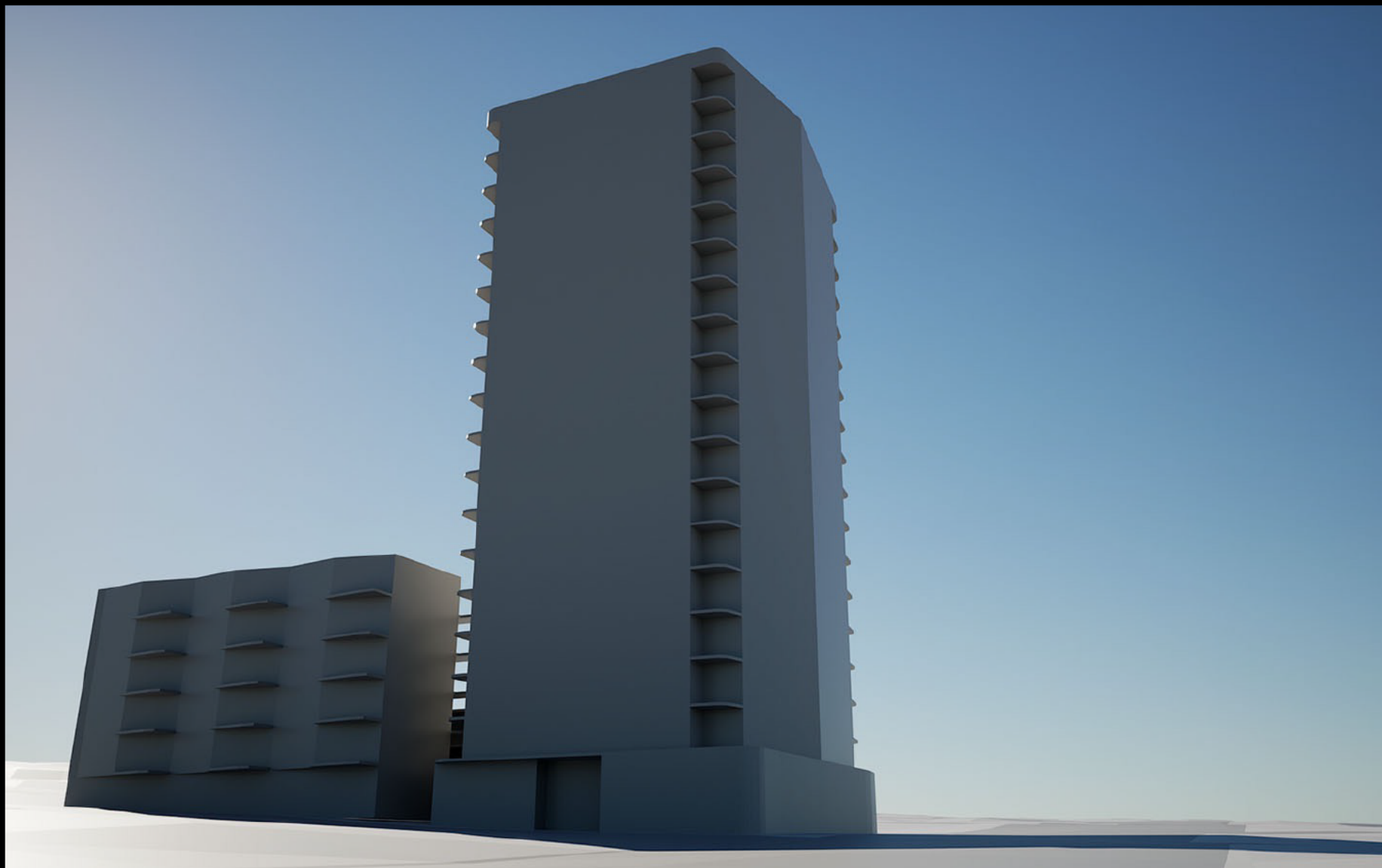
# 1710-1730 E Pender Street



View on Pender Street looking west

Massing model (local building context model not released under FOI), City terrain model

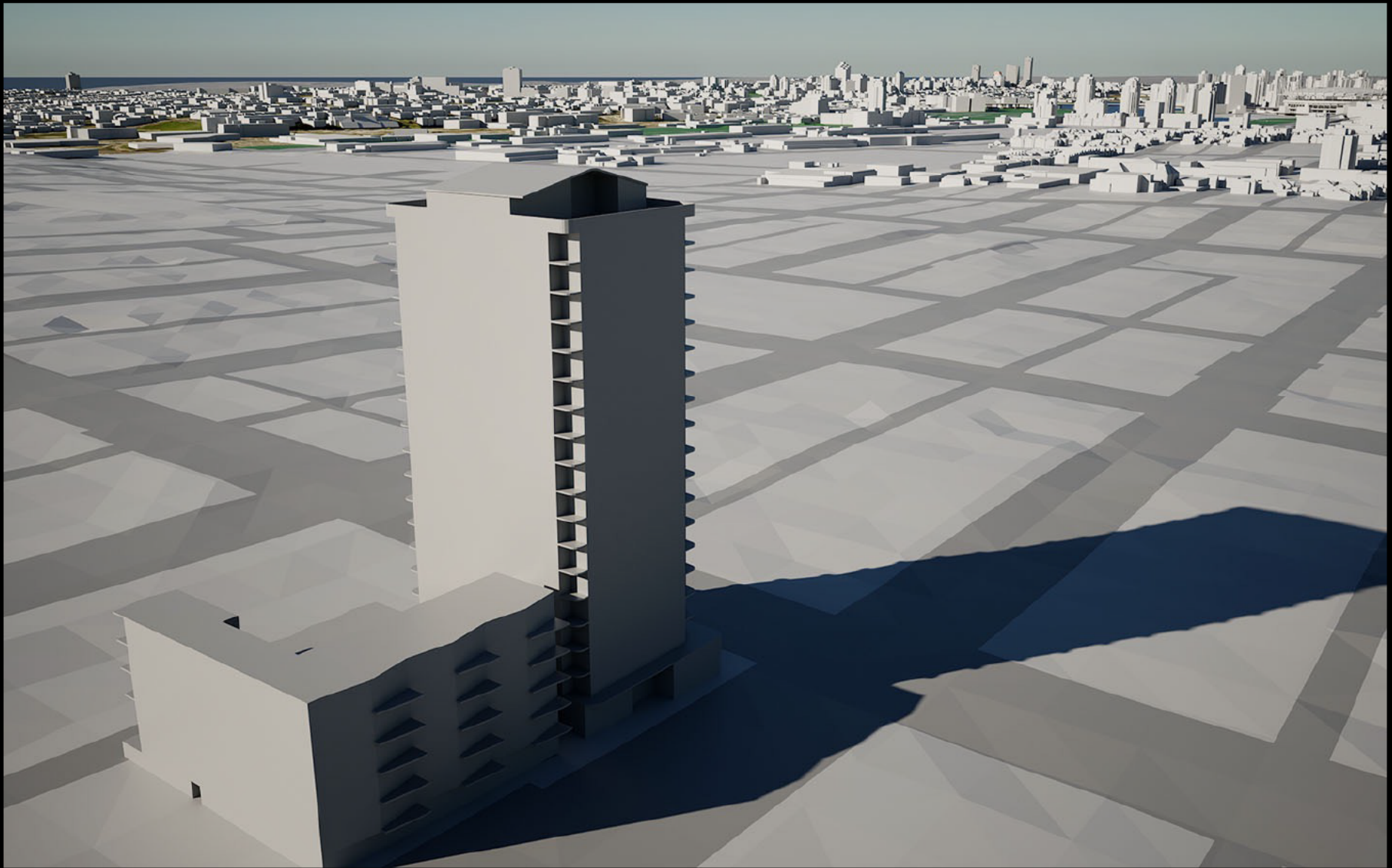
# 1710-1730 E Pender Street



On Commercial Drive looking south

Massing model (local building context model not released under FOI), City terrain model

# 1710-1730 E Pender Street



Aerial view

Massing model (local building context model not released under FOI), City terrain model



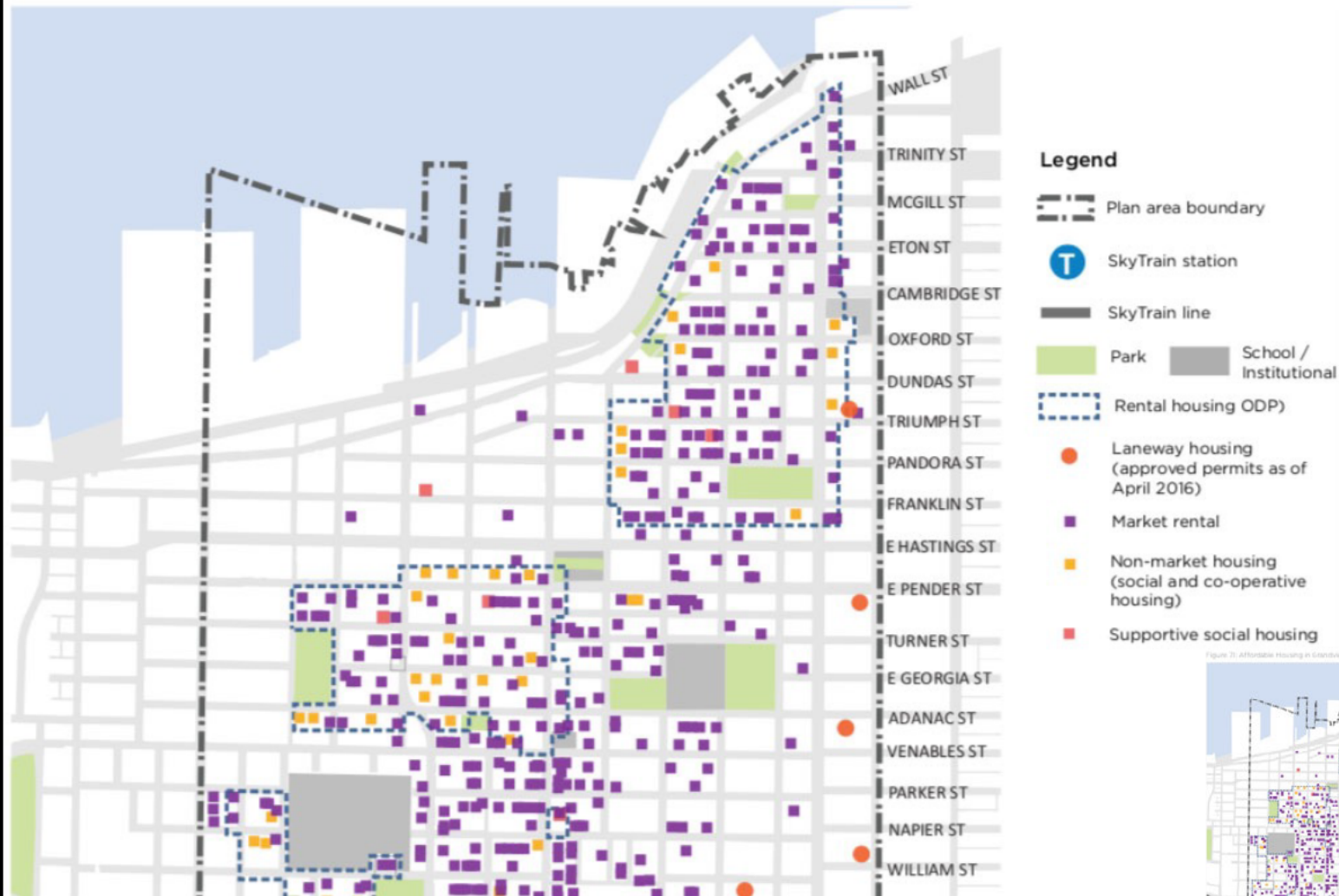
# 1710-1730 E Pender



Rendering shows a massing model of the proposed tower in context (from parkette at Adanac & Commercial) 50mm lens on a full frame DSLR (same as film camera)

# GWCP market and non-market rental

Figure 7.1: Affordable Housing in Grandview-Woodland



Mapping from GWCP

# Main and Keefer: 17-storey tower



Storeys vs. dimensional height. The 17-storey tower at Main and Keefer is around 150 ft. in height (vs. 202 ft for 18 'storeys' at 1710-1730 E Pender)

# Boheme on East Hastings (McLean)



Scale of development fits the context

Canada Post distribution centre across the street

# The Drive



Human Scale of the Drive