

PH 1 - 4. CD-1 Rezoning: 2015 Main Street and 190 East 4th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-01-16	13:37	PH 1 - 4. CD-1 Rezoning: 2015 Main Street and 190 East 4th Avenue	Oppose	The rezoning height is disproportionate to all other buildings in the neighborhood by an insane factor. Put this highrise with the other towers at main/Broadway/Kingsway intersection. I don't mind the rezoning the lot to something reasonable like 6 stories that won't completely dwarf all other buildings in the area and block the sun.	Chris Elliott	Mount Pleasant	
2024-01-17	14:05	PH 1 - 4. CD-1 Rezoning: 2015 Main Street and 190 East 4th Avenue	Oppose	The height of this building is out of proportion with the surrounding buildings. Most buildings are 10 Floors. This one is a sky scraper which does not fit in to this area at all. It is way too high. I understand the need for rentals in a desirable location. Please make it blend in with the existing condo buildings. There is no parking for 210 units is crazy as there is already limited permit parking available in this area. Often, I have trouble finding a permit only parking spot near my own building on 6th avenue. There are beautiful trees on this corner lot that add beauty to our neighbourhood. I will be sad to see them cut down. There is no car sharing program incorporated into this proposal. This lot seems too small for a 25 floor building. Please reconsider the height of this building.	Karmen McKellar	Mount Pleasant	

4. CD-1 Rezoning: 2015 Main Street and 190 East 4th Avenue - Oppose

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2024-01-09	09:26	4. CD-1 Rezoning: 2015 Main Street and 190 East 4th Avenue	Oppose	Please see attachment	Mahbod Biazi		APPENDIX A
2024-01-09	09:49	4. CD-1 Rezoning: 2015 Main Street and 190 East 4th Avenue	Oppose	This is NOT on Broadway and is getting closer and closer to the great lowrise community we have. You guys keep bending the rules and its not right. Stop the madness. Keep it on broadway and finally do the right thing. dont ruin another neighbourhood. PLEASEEEEEEE. IT SHOULD NOT BE ABOUT MONEY. 25 STORIES. thats nuts. look around the hood. council and mayor need to go if they let this happen. also people all tell me they don't want it but are struggling and just don't have time to add one more complaint so know the neighbourhood does not want it.	carol milne	Mount Pleasant	
2024-01-09	16:41	4. CD-1 Rezoning: 2015 Main Street and 190 East 4th Avenue	Oppose	There is no car parking provided. Street parking is already overcrowded.	Gordon Mortimer	Mount Pleasant	

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2024-01-12	11:39	4. CD-1 Rezoning: 2015 Main Street and 190 East 4th Avenue	Oppose	Although I accept the development in general, I have concerns over both the height of the building where the neighbourhood "norm" is about 10-12 storeys and that it offers 0/zero parking spaces. Personally, I like the sustainable use of mass timber for the project. Aesthetically, this tower will really stick out and further reduce view sight line corridors. There will also be a significant addition of cars to the neighbourhood with challenges that already exist for lack of parking in the area. We understand the intent to encourage transit and decrease vehicle ownership however naive in that Vancouver area does require vehicles to meet some destinations. Why are carshare programs and spaces not a part of the development? I know of many developments that create a percentage of spaces for carshare programs. For the bicycle spaces, will ebike support (outlets) also be available and built into the infrastructure?	Mark Senner	Mount Pleasant	
2024-01-10	13:03	4. CD-1 Rezoning: 2015 Main Street and 190 East 4th Avenue	Oppose	The height request of 25 floors plus additional height for mechanical appurtenances does not suit the existing neighbourhood. Details of the exact height was not provided. The fact that no parking will be proposed except for bikes is not sensible for the neighbourhood which is already imposed by the current new developments. The building itself housing 210 residential places without any patios ensures that this is no more than a cube box whereupon the existence is much like a prison cell and quality of living will be lowered. The site itself is too small to accommodate the amount of people that could possibly live here with a minimum of comfort as the space is so small. No details of sf size of the 210 residential apartments was clearly indicated so it is assumed these will be minimum in sqf. The mentioned 20 percent residential at below market prices does not indicate that any senior program would be able to participate and this I feel is a discrimination against seniors and the type of people that will be able to live here. Finally a note on the current surrounding trees and bush which is home to a variety of birds. No indication of balancing this important eco feature in our now current beautiful city has been address. Thank you for allowing me to voice my opinion. I would hope the committee would review this application in making this development more sustainable and eco friendly and consider reducing the height of the current proposed eyesore of a tall, ugly, unfriendly, limited, expensive and small living space for 210 residential units with no parking options what so ever for any vehicles.	Darlene Reber	Mount Pleasant	
2024-01-11	14:52	4. CD-1 Rezoning: 2015 Main Street and 190 East 4th Avenue	Oppose	Much too high for this part of the neighbourhood. It will stick out and drastically and change the view for the whole area. This is not downtown. 200+ units with ZERO parking...Conservatively 20% of residences will have a car. That means 40+ cars will be added to local street parking and traffic. I'm all for density, but this just seems like the developer is trying to squeeze as much as possible, for as cheap as possible. Change it to 10 stories and add 50 underground parking stalls, full support.	Andrew Smyth	Mount Pleasant	

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2024-01-11	17:59	4. CD-1 Rezoning: 2015 Main Street and 190 East 4th Avenue	Oppose	I'm a resident in the neighborhood and feel the building is too tall and urban looking for Mt pleasant. Please reconsider the density and height of this project. We'd like to preserve our view.	Karen L	Mount Pleasant	
2024-01-11	18:25	4. CD-1 Rezoning: 2015 Main Street and 190 East 4th Avenue	Oppose	This would block not only my view but that of my building's entire rooftop patio, which is beautiful and a real selling point for our properties.	Rachael Biggs	Mount Pleasant	
2024-01-11	19:51	4. CD-1 Rezoning: 2015 Main Street and 190 East 4th Avenue	Oppose	<p>This building is WAY too tall. Not to mention it's extremely ugly looking. Also, the City of Vancouver needs to check themselves when it comes to allowing a building with this many units with no parking. It's just not reasonable to believe there won't be people occupying the building with no car. Don't ruin neighborhoods by being in denial about people owning vehicles!! Vancouver will continue to grow, and buildings being developed without parking is just irresponsible for future planning. It will be at least 30 years before every household on the block won't own a vehicle. We are a long ways off from that.</p> <p>This building is uninspired, ugly, and far too tall. Not only does it diminish views from neighboring buildings, from Mt. Pleasant hill farther south, but it also doesn't match with the style of Mt. Pleasant. We need to make sure our neighborhoods each hold their own distinct style.</p>	Matt Drake	Mount Pleasant	
2024-01-12	14:30	4. CD-1 Rezoning: 2015 Main Street and 190 East 4th Avenue	Oppose	The proposed building is incredibly tall, almost 2.5 x than the current zoning. It would be the tallest building in the area and completely block the view so many existing buildings in the area including my own view. This building design mentions there will be no parking spots available which is absolutely insane how congested the street parking will be in the surrounding area not to mention additional traffic congestion it will add. To add 210 units which means at LEAST 210 individuals if not double will now reside here and there will not be parking for any of them.	Ksenia S	Mount Pleasant	
2024-01-12	15:20	4. CD-1 Rezoning: 2015 Main Street and 190 East 4th Avenue	Oppose	<p>The proposed building is significantly higher than the surrounding buildings and will cast a shadow on the neighbourhood. Can the height of this building be limited to 10 - 12 floors?</p> <p>In addition, while there is bicycle parking, there is no car parking in the proposal. This rezoning needs to account for parking as there is already limited street parking in the area and adding 210 residential units plus commercial space with the expectation that all residents and customers will utilize the 377 bicycle parking seems short sighted. Suggest no less than 250 parking spaces.</p>	Jaclyn Sing	Mount Pleasant	
2024-01-12	17:02	4. CD-1 Rezoning: 2015 Main Street and 190 East 4th Avenue	Oppose	Your notification Post Card for this proposed development indicates there will be 0 parking spaces. 0? This neighbourhood already suffers from a lack of parking. I am all for all those bicycle spaces but 0 parking spaces is really going to have a negative impact on the local businesses.	Brad Goodman	Mount Pleasant	

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2024-01-12	21:37	4. CD-1 Rezoning: 2015 Main Street and 190 East 4th Avenue	Oppose	<p>Constructing a 25-storey tower in this part of Mount Pleasant absolutely should not be allowed. The tower should be limited to 10 storeys, in-line with other recently constructed mixed use buildings in the area, such as Elenore (8 storeys) and Ellsworth (10 storeys).</p> <p>I've lived in East Vancouver my whole life, and blocks away from 190 East 4th the last 6 years. A 25-storey building will destroy the charm and rich heritage of the neighborhood, and ruin views for all residents in the area.</p> <p>Please do not go ahead with a 25 storey build; this structure would be more suitable for Downtown Vancouver. However a 10 storey building would be fine at this location.</p> <p>Trevor</p>	Trevor D'Sa	Mount Pleasant	
2024-01-13	08:13	4. CD-1 Rezoning: 2015 Main Street and 190 East 4th Avenue	Oppose	<p>The proposed building is much too high. It will far exceed the height of the surrounding buildings and, rather than adding charm and warmth to the area, I fear it will create a looming and menacing presence . Moreover, the lack of parking spaces in the building, perhaps with the hope of reducing cars, will certainly result in more cars parked on adjacent streets and further undermine the areas atmosphere and warmth. .</p>	Paul Sprout	Mount Pleasant	



westbank

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

January 6, 2024

Re: M5 - 2015 Main Street Rezoning - Mass Timber Building / Balcony Requirements

Dear Mayor and Council,

I am writing concerning the Rezoning conditions of the proposed secured residential rental project at 2015 Main Street (M5), as they pertain to common outdoor areas and balcony requirements for individual residential dwellings. Through this letter, we intend to bring your attention to this critical issue prior to the January 23rd Public Hearing and request minor revisions to Rezoning Conditions to ensure the viability of the project. Westbank has been working with staff since the infancy of the Broadway Plan to deliver one of the tallest hybrid mass timber projects in North America.

- Over the last 2.5 years, our process with the City has been collaborative, and all indications pointed to a shared understanding that the balcony issue is resolved - considering alternative solutions and design flexibility for mass-timber projects;
- We were informed at a meeting late 2023, immediately prior to Referral that there was no longer Staff support, and that the best venue to debate the variance would be at Public Hearing;
- Therefore, we are now compelled to write to you, prior to Public Hearing and as a matter of public record to express that we do not support the Staff Report or the zoning conditions, as they relate to balconies.

While Staff is supportive of the application and the December 12th Referral Report recommends approval of the rezoning application, the inclusion of individual balcony requirements for all units triggers a complete redesign of the façade system and the building structure. Therefore, we are requesting an amendment to the proposed Urban Design Condition 1.1 to provide design flexibility to the external design of the tower, as supported by the “Administration of Mass Timber Variances” bulletin. This flexibility will allow us to collaborate with staff during the Development Permit phase, to find a solution that balances city and project goals.

Our proposal introduces a new building typology and we have entrusted our architects, engineers, and consultants to deliver a project of this magnitude. The current Urban Design Conditions proposed by staff, in their current form and without any amendments, impose major cost, building code, and building structure issues which will substantially impede our ability to move forward with the project.



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Barriers to Mass Timber and Need for Design Flexibility

The barriers to entry for Mass Timber projects are extremely high. There are no locally completed examples of mass timber towers with balconies. The closest example is the Brock Commons residential student housing tower which does not have balconies. Other projects have been proposed, but any have yet to be delivered.

Our M5 project is proposing 100% rental housing, including 20% as Below Market Rental, and an ambitious goal of achieving Net Zero Carbon. The project has been designed as Hybrid Mass Timber to achieve our sustainability goals. Sustainability staff understand the technical and financial challenges of delivering mass timber projects and are developing policies to help offset the high cost. The incentives proposed by staff, including additional height and density of two floors, cannot be applied to M5 due to the viewcone restrictions as we are already maximized on height.

The addition of private balconies compromises and exacerbates the integrity of the building envelope of a mass timber project. This requirement would unnecessarily burden the project with additional costs on top of the premium costs associated with developing a mass timber project vs conventional. This is counterintuitive to the notion of promoting mass timber as an emerging industry and its delivery. Currently, underwriters are also reluctant to insure mass timber projects and are in the midst of being educated of their potential. The M5 project has received numerous international design awards and has received a \$500K grant from the Mass Timber Demonstration Program of the Province of British Columbia for the current design, which does not include balconies.

Considering the above, if the individual balconies for 2 and 3-bedroom units are still a preference, a redesign of the façade and building structure would be necessary, and the recommendation would be to revise the design to follow a conventional concrete building structure.

Our Proposed Amendment to the Conditions of Approval

As mentioned, the current staff report includes Conditions of Approval. To provide the noted design flexibility in regard to satisfying outdoor area requirements and a clear path to DP for this rental project, we request the following amendments to the Conditions of Approval:

Urban Design

- 1.1. Design development to provide private outdoor space, such as roof decks or balconies, for all dwelling units pursuant to Broadway Plan policy 11.1.20 and 11.1.21.*

Note to Applicant: Alternatives to this condition, sought under 11.1.21 are to support the viability of hybrid-timber construction and will only be considered ~~for studio and one-bedroom units~~ if the applicant demonstrates to the satisfaction of the Director of Planning:



1. That meeting the policy will significantly impact financial viability and construction techniques; and
2. The building will meet the definition of Mass Timber Building in the Zoning and Development By-law.

Alternatives to private outdoor space for all dwelling units ~~should contain a minimum total floor area equal to the aggregate area of private outdoor space required for each of the impacted units (5.0 sq. m (52 sq. ft.) per unit as outlined in the High Density Housing for Families with Children Guidelines). Alternatives~~ may include: private Juliet balconies, communal balconies, common outdoor ~~rooftop~~ amenity areas, or a combination of these. Also refer to Sustainability Condition 1.18.

It should be noted that we are proposing common outdoor balconies to be added to the north façade in lieu of private balconies. This has been discussed with Staff during the rezoning application to promote neighbourliness and social interaction.

Our team along with Henriquez and Partners will provide a detailed presentation relating to this issue at the Public Hearing in January 2024.

Thank you for your time, consideration, and support to help us realize this ambitious project, through which we aim to deliver affordable rental housing while achieving the highest level of sustainability.

Should you have any questions or comments about this request, please do not hesitate to contact the undersigned.

Regards,

Mahbod Biazi
Westbank

References:

1. City of Vancouver Mass Timber Variances Bulletin:
<https://bylaws.vancouver.ca/bulletin/bulletin-mass-timber.pdf>
2. Project's \$500K grant from the Mass Timber Program of the Province of British Columbia:
<https://www.masstimberbc.ca/funded-projects/>
3. 2015 Main Street - Referral Report and Proposed Conditions of Approval
<https://council.vancouver.ca/20231212/documents/rr2.pdf>