

CD-1 Rezoning: 1551-1581 West 7th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-04-15	15:25	CD-1 Rezoning: 1551-1581 West 7th Avenue	Oppose	<p>Dear Mayor and Council,</p> <p>For your kind consideration, please find attached several renderings that illustrate new shadow impacts on Burrard Slopes Park that would result from the proposed 21-storey condo tower at 1551-1581 West 7th Avenue. I'm a user of the existing 6th and Fir Park as my workplace is nearby in South Granville and this is already a popular outdoor space. The City has committed over \$41 million to buy out almost the entire block for park expansion. The Broadway Plan does not allow for any new shadow on protected parks between the Spring Equinox and Fall Equinox, from 10am to 4pm. This policy would be broken and the application should be turned down.</p> <p>During the Public Consultation phase on ShapeYourCity, incorrect shadow study diagrams were posted. These were not corrected. Staff have generated a set of shadow studies included in the referral report, and one of the attachments shows a comparison between the work by staff and the applicant. The applicant's shadow study skirts around of the southern part of the park, while the staff shadow study clearly shows new introduced shadows. This poses issues with the validity of the public consultation. In the referral report, staff assert: "the proposal does result in some partial shadowing on the existing park from 10 AM to 11:15 AM on the equinoxes." This assertion is incorrect as you can see on my attached shadow study at 11:15AM, 6th and Fir Park is still in shadow. New shadow would fall onto this park until around 11:38am on the Spring Equinox.</p> <p>Staff do not show any granularity between 10am and noon. For your reference, I've included shadow studies on March 20 at 11:00am and 10:30am as there is new shadow on the playground area and on the community garden and orchard.</p> <p>It's important to hold the line on protecting any new shadow from reaching park space on the Equinoxes, in order to extend solar access into the shoulder season. Please find renderings that show the draft concept plan for Burrard Slopes Park on October 21, 10am, a time when the shadows cast by the proposed tower would reach to the northern edge of the park. Another point in time to reference is March 1, 10am when the current 6th and Fir Park would almost entirely be in shadow.</p> <p>Sincerely, Stephen Bohus, BLA</p>	Stephen Bohus, BLA	Grandview-Woodland	Attachment 1

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2025-04-14	18:07	CD-1 Rezoning: 1551-1581 West 7th Avenue	Oppose	<p>This was once Fairview slopes</p> <p>Where buildings never blocked views or shaded near by properties by looming heights of neighbouring buildings</p> <p>People used to stop at Broadway and Fir and take pictures of the sweeping views of the downtown vista</p> <p>I want my vote back</p> <p>This is not what I thought ABC was about but I now realize council never really changes</p> <p>So disappointed in what the city is turning into and the aboriginal buildings on the Planetarium grounds are unsightly and far to huge Dropping 10000 people in toughest area is insane</p>	Perry Hall		
2025-04-15	10:30	CD-1 Rezoning: 1551-1581 West 7th Avenue	Oppose	<p>Oppose the rezoning at 1551-1581 West 7th as stated. This is being proposed under the Broadway Plan which the residents of Fairview and South Granville overwhelmingly rejected. Please listen to your constituents and direct staff to reduce the height and density of this proposal by half.</p>	Sean Nardi	Fairview	
2025-04-14	16:11	CD-1 Rezoning: 1551-1581 West 7th Avenue	Oppose	<p>I oppose this. This is too big for the area and not appropriate.</p>	M Bond	West Point Grey	