

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

| Date Received | Time Created | Subject | Position | Content | Author Name | Neighborhood | Attachment |
|---------------|--------------|--|----------|---|---------------------|--------------|----------------|
| 2025-04-13 | 17:28 | CD-1 Rezoning: 1551-1581 West 7th Avenue | Oppose | Too many storeys. Too high. Shadow lines are creating dark shadow areas amongst neighbouring buildings. Keep the height the same hight as adjacent building in the imediate area. I support the commercial space uses. | Lorne Green | Fairview | |
| 2025-04-13 | 15:24 | CD-1 Rezoning: 1551-1581 West 7th Avenue | Oppose | Nothing like taking the time & effort to build a park 2 blocks away then shading it to leave people in the dark, with a 228 foot tower. I do not understand the logic in that. The form & design of this building is much too high for the area. | Kathy Hochachka | Kitsilano | |
| 2025-04-13 | 15:57 | CD-1 Rezoning: 1551-1581 West 7th Avenue | Oppose | My choice and unanimous in the Strata I live in as an owner is CD-1 Rezoning 1551-1581 West 7th Avenue | Mark Emery | Fairview | |
| 2025-04-13 | 09:53 | CD-1 Rezoning: 1551-1581 West 7th Avenue | Oppose | Why? No doctors taking on new patients, one walk-in clinic, schools already at capacity, very little street parking, one small rec centre... let's pack more and more people into an area already squeezed to the max in terms of amenities. Who benefits from this besides developers? | Gena Kolson | Kitsilano | |
| 2025-04-11 | 10:57 | CD-1 Rezoning: 1551-1581 West 7th Avenue | Oppose | The owners of the three properties to the east oppose the non-compliant eastern boundary setback. Please see attached letter. | Aref Amanat | Fairview | See Appendix A |
| 2025-04-14 | 06:02 | CD-1 Rezoning: 1551-1581 West 7th Avenue | Oppose | Only commercial use. No more high rise buildings in the neighbourhood. | Christine Horodyski | Fairview | |
| 2025-04-13 | 22:39 | CD-1 Rezoning: 1551-1581 West 7th Avenue | Oppose | The size of the proposed development, and in particular the height of the proposed building, is not compatible with the neighborhood. Having such tall building surround the proposed Burrard Slopes park takes away from enjoyment of the new green space. | Terence Lee | Fairview | |
| 2025-04-14 | 15:09 | CD-1 Rezoning: 1551-1581 West 7th Avenue | Oppose | I OPPOSE this rezoning for these reasons: This rezoning, under the Broadway Plan, will change the zoning from Commercial to Comprehensive use for the site of Société Maison de la francophonie de Vancouver. [Francophone centre]. I support the renewal of the CURRENT cultural & commercial uses at the Francophone centre site. I fervently hope that Cafe Salade des Fruits survives this redevelopment and returns to the site. I first dined at the Cafe the day we moved into our Fairview condo. I have returned many times since then. Cafe Salade des Fruits holds fond memories. OPPOSITION: I oppose the addition of a 21+ storey, >228 feet tall tower to create 125 residential strata properties for these reasons: | Anna Holeton | Fairview | |

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|------------|-------|--|--------|--|----------------|----------|--|
| | | | | <p>1. HEIGHT Although permitted under the Broadway Plan a 21 storey tower is simply too tall for this site.</p> <p>An 11 storey tower Form - Anthem - condos & townhouses on W6th @ Granville is already under construction at 1558 West 6th Avenue - immediately north of Francophone centre site. FORM's 11 storey scale is more in keeping with other building heights in the area</p> <p>2. EFFECT ON NEIGHBOURHOOD: The Terraces on 7th retirement home is directly across the street. I fear for the health of its residents during & after construction! Years of construction noise and loss of views will be nearly unbearable.</p> <p>I live 2 blocks from this development - close enough to hear the Francophonie 's loud annual weekend music festival. The proposed 21 storey tower will diminish my SW view & reduce daylight part of the day.</p> <p>3. BURRARD SLOPES PARK SHADING The Vancouver Park Board is developing the new one-hectare Burrard Slopes Park, bounded by Fir and Pine Streets between 5th and 6th Avenues. The Park will combine the current 6th and Fir Park, 5th and Pine Pop-up Park, a portion of the Arbutus Greenway, and the sites of several demolished commercial buildings. This rezoning application's Shadow Studies (Appendix D, p. 9) clearly show significant morning shadowing of the Park at both Equinoxes.</p> <p>3. TRAFFIC CONGESTION 7th Ave between Granville and Fir simply cannot support increased traffic which will come with the addition of a 21 storey high-rise. Street closures already exist in the adjacent area. The intersection of Seventh at Fir is a mandatory right turn to merge with one lane northbound traffic driving downhill from Broadway. The narrow streets close to the new Burrard Slopes Park will become traffic congested and pose a hazard for pedestrians.</p> <p>For these reasons I urge the rezoning application not be approved.</p> | | | |
| 2025-04-14 | 10:21 | CD-1 Rezoning: 1551-1581 West 7th Avenue | Oppose | The height of this building will have a major negative impact on the surrounding buildings as well as the Burrard Slopes Park. | Nunzio Minni | Fairview | |
| 2025-04-14 | 10:05 | CD-1 Rezoning: 1551-1581 West 7th Avenue | Oppose | This development will tower over the adjacent area and will cast long shadows over the newly developed Burrard Slopes Park. | Hilary Bookham | Fairview | |

April 10, 2025

Scott Erdman
 Rezoning Planner
 City of Vancouver
 453 West 12th Avenue, Third Floor
 Vancouver, BC, V5Y 1V4

Dear Mr. Erdman,

Re: 1551-1581 West 7th Avenue – Rezoning Application

I write on behalf of

Bolzner Holdings Ltd., C.S.P. Holdings Inc., and JWB Holdings Inc., the owners of 1539 West 7th Avenue;
 508721 British Columbia Ltd., the owner of 1525 West 7th Avenue; and
 and 0825250 B.C. Ltd., the owner of 1515 West 7th Avenue
 (collectively, the “Adjacent Owners”, and their collective properties, the “Adjacent Properties”).

The Adjacent Properties directly abut the eastern boundary of 1551–1581 West 7th Avenue (the “Subject Property”), for which a rezoning application has been submitted.

The Adjacent Owners support the principle of intensification of this area and welcome appropriate development on the Subject Property. However, they raise specific and substantive objections to the requested non-compliant eastern tower setback which deviates from the applicable guidelines and, if approved, would materially prejudice the development potential of the Adjacent Properties.

Material Error in Staff Report

The Staff Referral Report dated March 11, 2025 (the “Referral Report”) contains a material error which materially prejudices the Adjacent Properties, where it states the following at page 7:

The Plan anticipates 12.2 m (40 ft.) tower separation setbacks from shared property lines and the centreline of the rear lane to ensure that a minimum tower separation of 24.4 m (80 ft.) is accommodated equitably between proposed developments and future neighbouring towers. The application is seeking minor reductions to their setbacks.

Staff have reviewed the application and are supportive of the proposed tower siting and setbacks given the site constraints with the reduced lot width due to the Granville Bridge off-ramp setback requirements. This application has also demonstrated through a block context study that the proposed tower siting generally accommodates minimum tower separation requirements of 24.4 m (80 ft.) for future neighbouring towers, and will not limit development options for adjacent lots in accordance with the Plan.

The rezoning application seeks a reduction to its eastern tower setback to 24 ft instead of 40 ft on the eastern property line. Contrary to what is stated in the Report, this is not a “minor reduction”, but a significant reduction that will materially impact the development potential of the Adjacent Properties. Furthermore, as further described below, the Referral Report is in error to state that “the proposed tower siting generally accommodates minimum tower separation requirements of 24.4 m (80 ft.) for future neighbouring towers, and will not limit development options for adjacent lots...”.

Non-Compliance with the City of Vancouver's Urban Design Policies and Guidelines

Under the City's *Broadway Plan*, tower separation and setback standards are crucial for ensuring livability, access to light and air, and equitable development opportunities for adjacent sites. The prevailing guideline of 24.4 metres (80 feet) of tower separation typically implies an equitable 40-foot setback from the shared property line in this context.

The proponent's requested eastern tower setback falls materially short of this standard, thereby violating both the letter and spirit of these policies. Approval of such a relaxation in a situation where reasonable alternatives exist would set an undesirable precedent and undermine the City's own policy objectives for balanced neighbourhood development.

Prejudice to the Adjacent Owners' Development Rights

The encroachment effectively sterilizes the eastern portion of the Adjacent Properties, rendering future development infeasible under current and anticipated planning frameworks. Courts and tribunals have consistently recognized the principle that developments must respect the reasonable development expectations of neighbouring properties.

As a matter of procedural fairness and good planning practice, the Adjacent Owners are entitled to a setback that permits viable future development of the Adjacent Properties in accordance with current zoning and future policy directions under the *Broadway Plan*.

Practical and Equitable Alternatives Exist

There is no demonstrated hardship to the proponent by disallowing the non-compliant eastern setback. In fact, as detailed in the accompanying markup, the proponent has 1,222 sq. ft. of plan dimension available on the western portion of the Subject Property. This comfortably accommodates the 1,061 sq. ft. currently encroaching into the eastern setback, maintains the desired density and massing of the proposed project, and complies with minimum setback requirements for the Granville Bridge off-ramp. Given the clear availability of a compliant alternative, there is no planning justification for compromising the eastern setback at the expense of the Adjacent Properties' development potential.

Policy Consideration: Priority of Flexibility for Smaller Sites

We submit that if any relaxation of tower setbacks is to be considered, it should prioritize smaller and more constrained sites such as the Adjacent Properties. Granting relaxations to larger, less-constrained parcels like the Subject Property, while effectively precluding future compliance for adjacent smaller sites, runs counter to equitable planning principles.

The *Broadway Plan* provides specific direction on this subject in a section entitled "Avoid Precluding Future Opportunities" at page 71:

In some cases, sites may not be considered for rezoning where adjacent developments may be unreasonably precluded as a result of the proposed development (i.e. the proposed development should not result in "leaving behind" isolated small lots that cannot reasonably be developed on their own). To ensure that sites are not "orphaned", rezoning applicants will be expected to demonstrate that sites that are "left behind" can be reasonably developed with consideration for building massing, separations, site-specific conditions (such as existing trees), and project economics.

* * *

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We respectfully urge the City to uphold its established zoning policies and guidelines and to require the proponent to achieve compliance with the standard eastern tower setback. This will ensure fairness, maintain development potential for neighbouring properties, and uphold the City's broader planning objectives.

We would appreciate the opportunity to discuss this matter further and request that we be kept informed of all future proceedings related to this application.

Sincerely,



Aref H. Amanat

(enclosure)

BOLZNER HOLDINGS LTD.
C.S.P. HOLDINGS INC.
J.W.B. HOLDINGS INC.

508721 BRITISH COLUMBIA
LTD.

0825250 B.C. Ltd.



Christina Bolzner

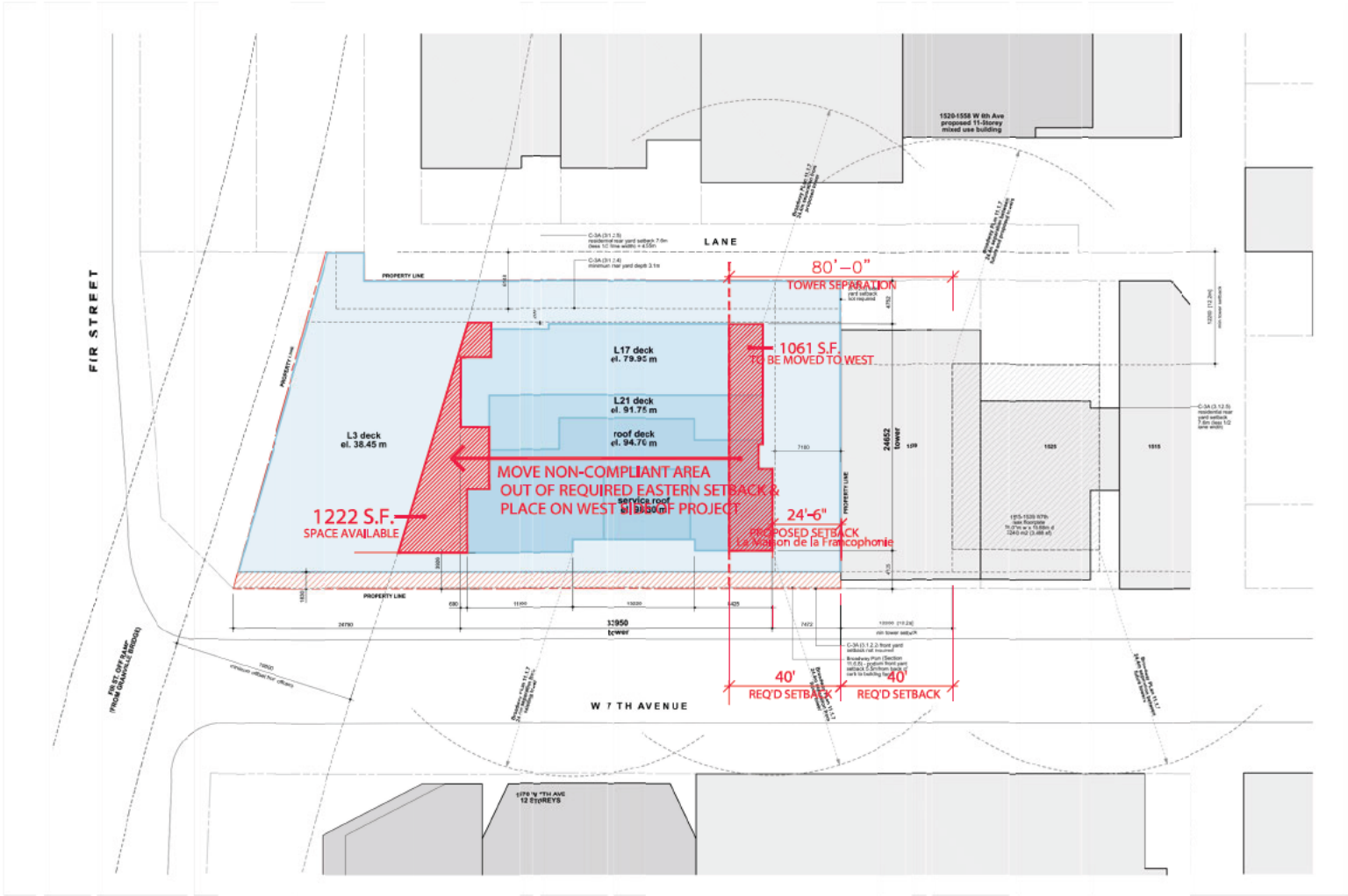


James Bolzner

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SITE PLAN TAKEN FROM REZONING APPLICATION PROPOSAL DATED 15 NOVEMBER 2023