

Rezoning: 215-229 East 13th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-12-02	22:53	Rezoning: 215-229 East 13th Avenue	Oppose	This is an oversized nightmare that in no way fits the neighborhood, and will displace all the tenants in living at 229 E. 13th and the house beside it. The tenants at 229 have a good community going there. Many are long term tenants, too, which is how the city is destroying affordable housing under the guise of providing affordable housing.	Erin Schroeder	Mount Pleasant	
2025-12-03	11:47	Rezoning: 215-229 East 13th Avenue	Oppose	Regarding the shadow impact on Main Street, according to the referral report “this segment is not considered a high-quality public space, due to the proximity to the intersection of Main Street and 12th Avenue.” Well, it hasn’t moved since the Broadway Public Realm Plan valued it as a “Commercial High Street in a Village Area” worthy of protection against the intrusive shadowing this project will impose between, not just “at” the equinoxes. Even closer to 12th & Main is 12th & Main itself, enjoying equal protection from shadowing. Another community-busting tower on narrow side street where one does not belong. Please reject it.	Sal Robinson	Kitsilano	

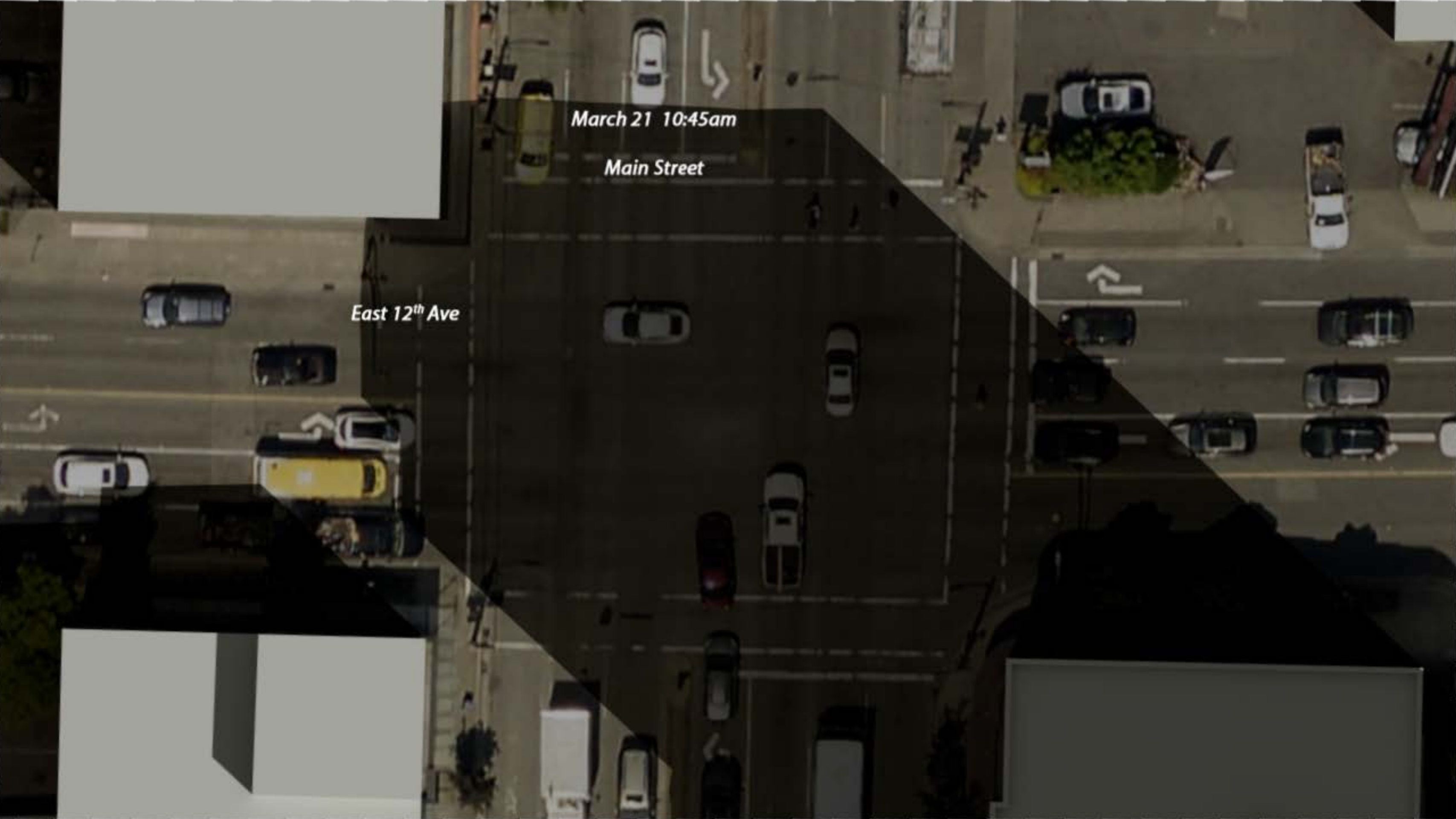
Rezoning: 215-229 East 13th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-12-03	13:18	Rezoning: 215-229 East 13th Avenue	Oppose	<p>Dear Mayor and Council,</p> <p>The proposed rezoning at 215-229 East 13th Avenue would introduce significant shadow impacts on Main Street on many days of the year that fall under the current Solar Access protections in the Broadway Plan. Please find attached screenshots of the Solar Access Policy that indicates that new shadow should not be introduced on the western sidewalk of Village High Streets like Main Street, from the spring to fall equinoxes, between 10AM and 4PM (March 20, 2025 to Sept 22, 2025). This site is located in a Solar Priority Area according the attached map, and this will limit the height of new development to around 12-storeys. The solar access intrusion would impact around 97 days between the Spring and Fall Equinoxes (new shadows at 10am on the western sidewalk of Main Street, from approximately March 20 - May 1 and July 31 - September 22).</p> <p>The revised shadow studies included in the referral report don't appear to be fully accurate. For example, staff refer to the revised shadow and state that "Staff requested and received a revised, accurate shadow study that showed shadowing onto the western sidewalk of the Main Street village area from 10 am to 10:45 am on the equinoxes which is contrary to the Plan's solar access requirements". Attached is a shadow study that I rendered and it shows that the western sidewalk of Main Street is clearly still in shade at 10:45am on March 21, thus the claim by staff is incorrect (March 21 is the date used by the applicant, the Spring Equinox this year was on March 20th, this rendering is also attached).</p> <p>Main Street is one of the best streets in Vancouver. In the referral report staff claim: "Staff review indicated that while this is a village area, this segment is not considered a high-quality public space, due to the proximity to the intersection of Main Street and 12th Avenue, which features heavy vehicular traffic." I believe that staff are mistaken in their assessment and Main Street is a very high-quality public space by Vancouver standards. This high-quality public space includes the western sidewalk of Main both north and south of 12th Avenue. Regardless of staff claims, there is no provision in the Broadway Plan to arbitrarily rank sections of a Village High Street to be better than other sections, and to be less deserving of solar access protections. If approved, this project could end up rendering the Solar Access provisions meaningless.</p> <p>It's very concerning that incorrect shadow studies were shown to the public during the online Q&amp;A consultation held between April 10 and April 23, 2024. The shadow studies incorrectly showed the western sidewalk of Main Street to not be impacted during a protected Solar Access time. Attached are screenshots for comparison of March 21 10AM.</p> <p>There is an image with a side by side comparison of the applicant's original shadow study and my shadow study for the same time. Staff were alerted to the inaccuracies of the applicant's shadow studies throughout the Q&amp;A period, but did not make any corrections and continued with the Q&amp;A with incorrect information. On ShapeYourCity and on the information sign at the site, staff did not state that the site is in a solar priority area and a 21-storey tower here is not compliant, as a maximum building height of around 12-storeys could be permitted under the Broadway Plan policy. This is concerning as there is a mature rental building at 229 East 13th Avenue where tenants face displacement and possible demoviction.</p> <p>If this project were to go ahead, it would set a precedent to disregard the Solar Access policies of the Broadway Plan for Village High Streets such as Main and Granville. I've included a 'what if' scenario rendering to speak to this point. The Solar Access Impacts cover many days during the protected window, for example, attached is a rendering of August 20, 10am that would also contravene the solar access policy. Council, please don't break the Broadway Plan and please turn down this proposal.</p> <p>Sincerely, Stephen Bohus, BLA</p>	Stephen Bohus	Grandview-Woodland	APPENDIX A

March 21 10:45am

Main Street

East 12<sup>th</sup> Ave





# Solar Access

## Applicability

Solar access requirements in the Broadway Plan area apply to parks, public school yards, and village shopping streets/plazas existing or in development at the time of adoption of the Broadway Plan.

## Shadow limits

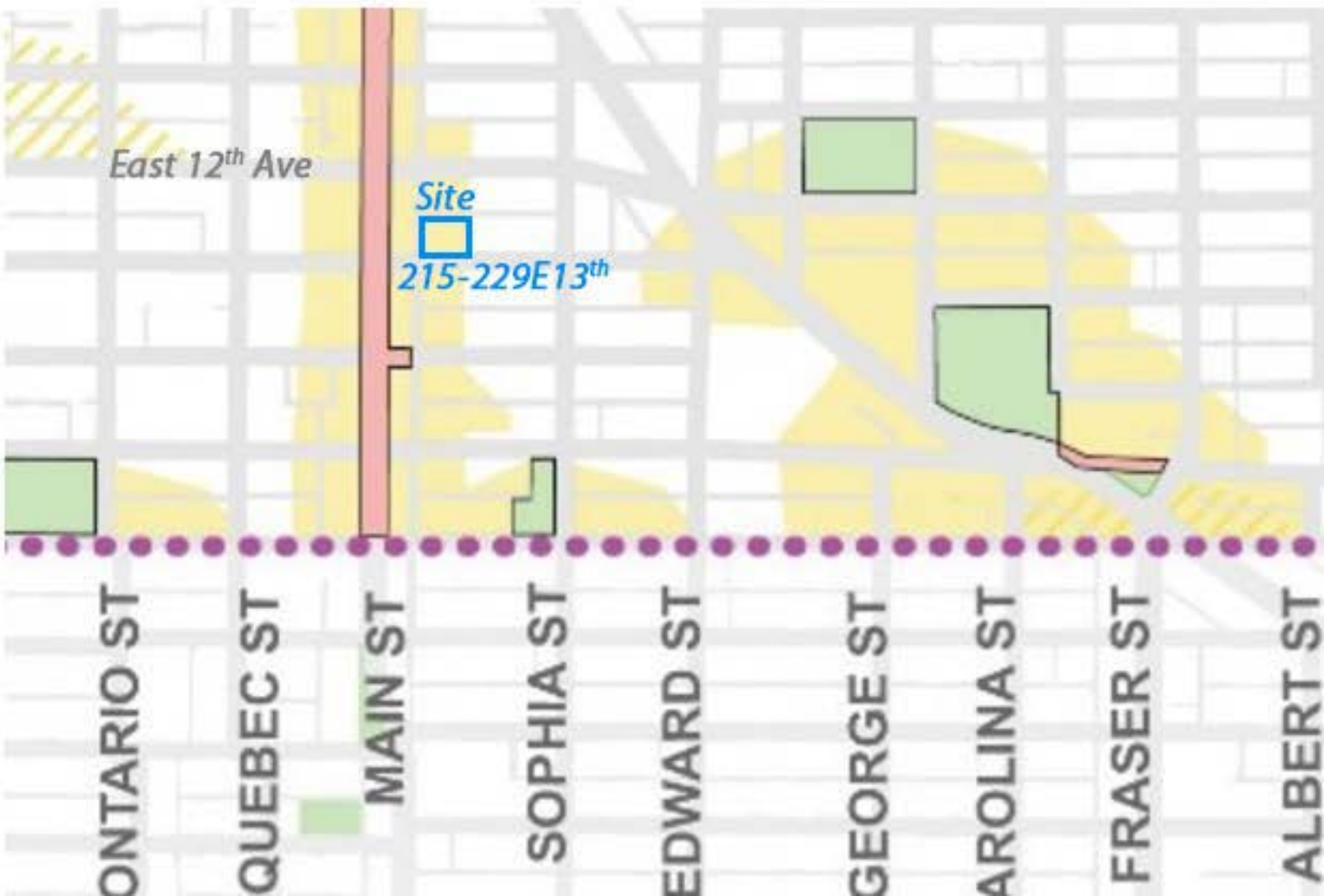
Proposed new development should not create new shadow impact on parks and public school yards from the spring to fall equinoxes between 10AM and 4PM.

Proposed new development should avoid creating new shadow impacts on the opposite sidewalk in village high streets (see Character Areas Chapter 6 for locations of villages) from the spring to fall equinoxes between 10AM and 4PM.

- » For new buildings east of a village high street, protections apply to the western sidewalk.
- » For new buildings west of a village high street, protections apply to the eastern sidewalk.
- » For new buildings south of a village high street, protections apply to the northern sidewalk.

## Legend

- ..... Broadway Plan area
- Solar Priority Areas
- Solar Priority Areas (Exceptions Considered)
- Parks and Public School Yards
- Village High Street/Plaza

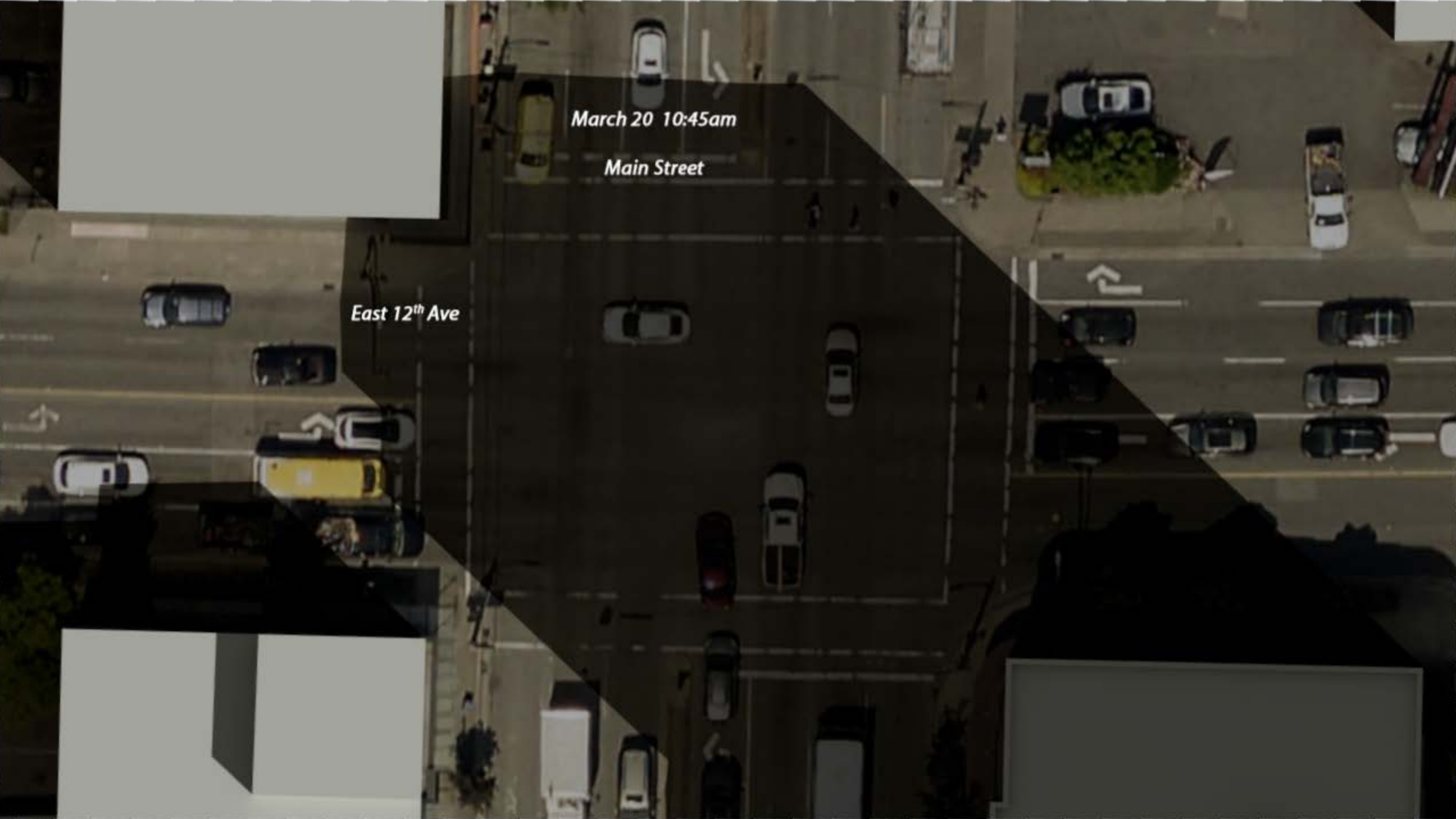




March 20 10:45am

Main Street

East 12<sup>th</sup> Ave



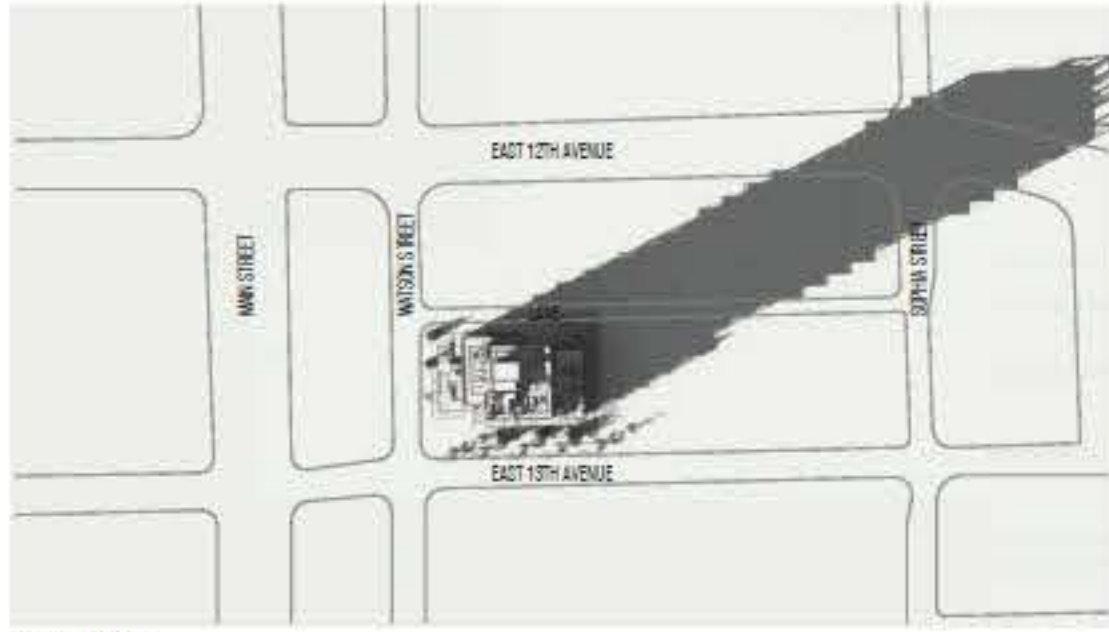
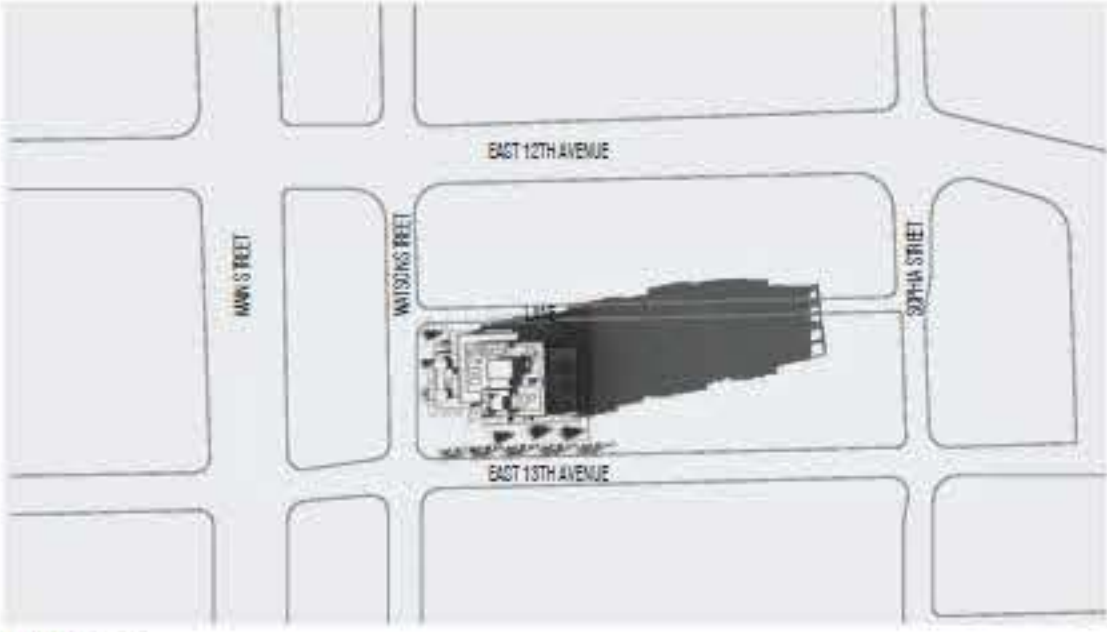
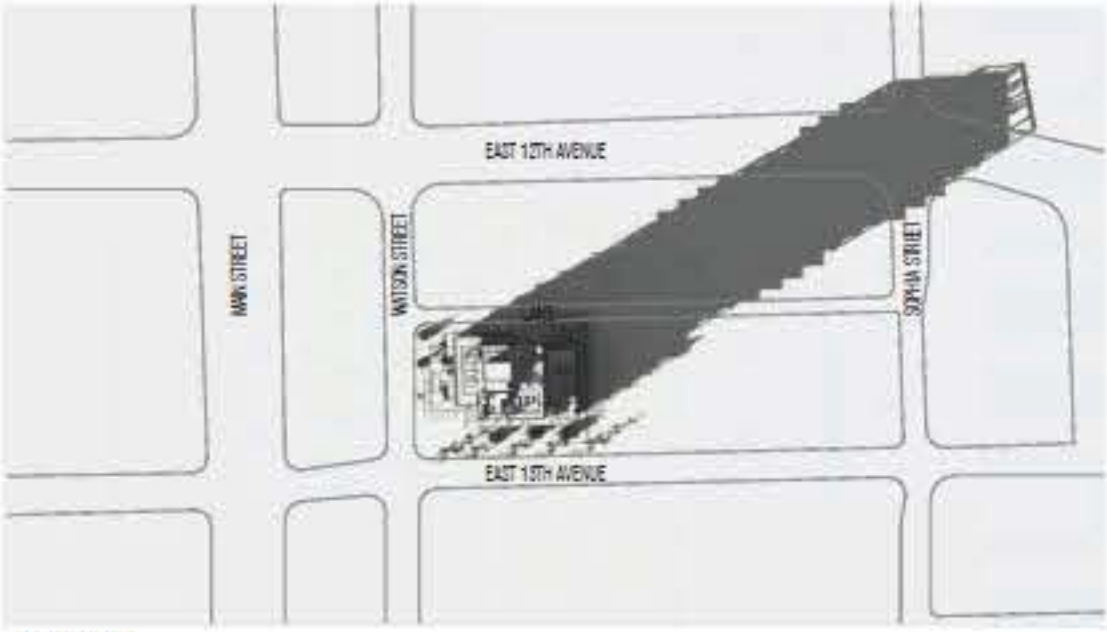
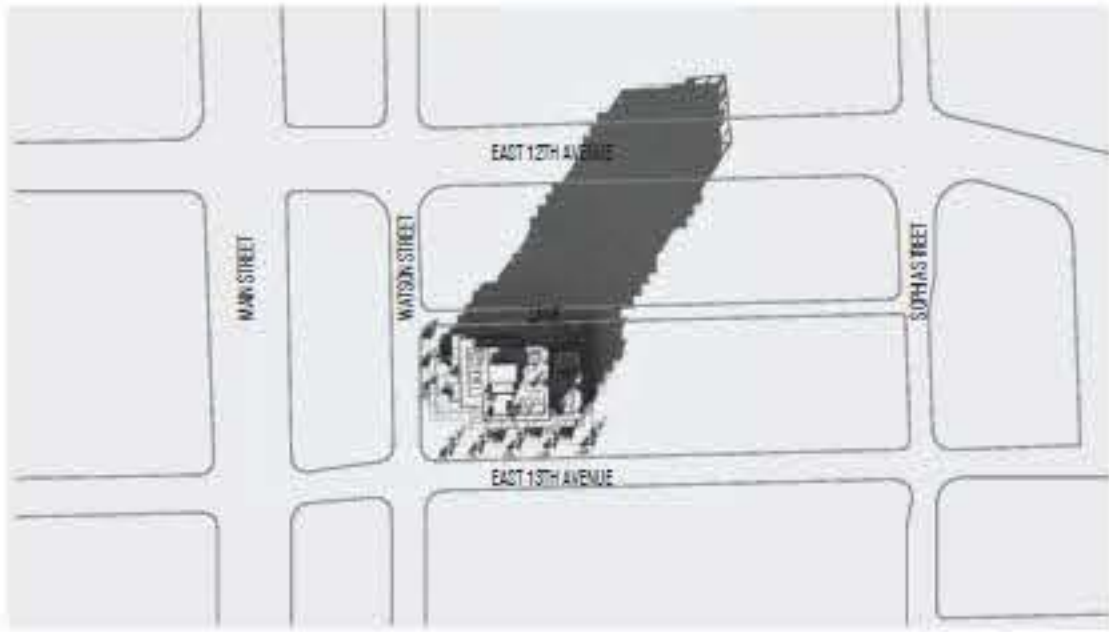
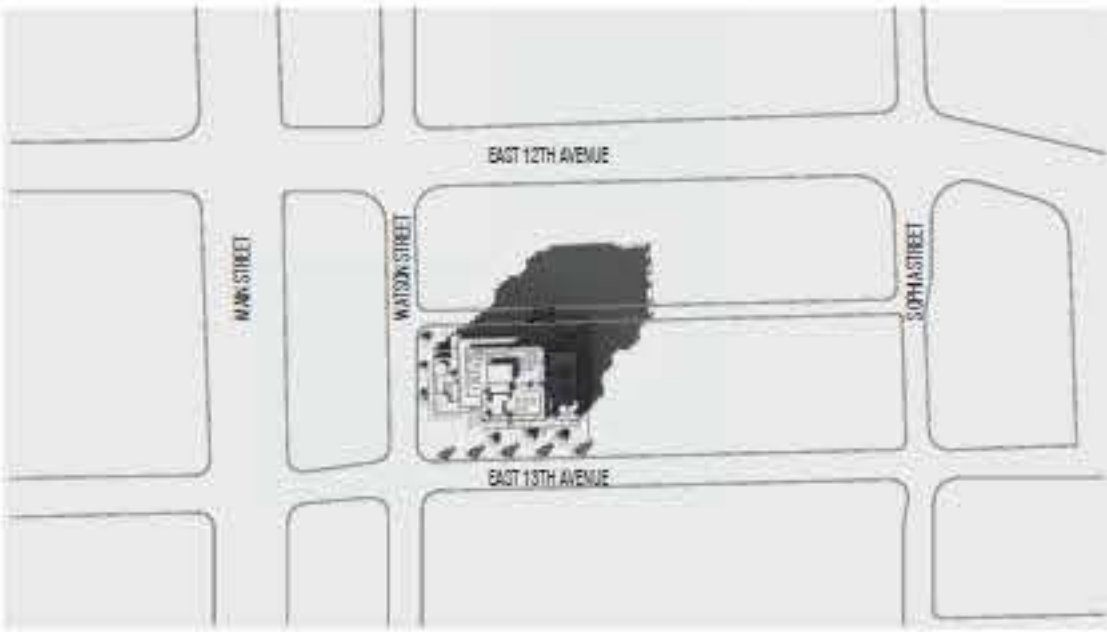
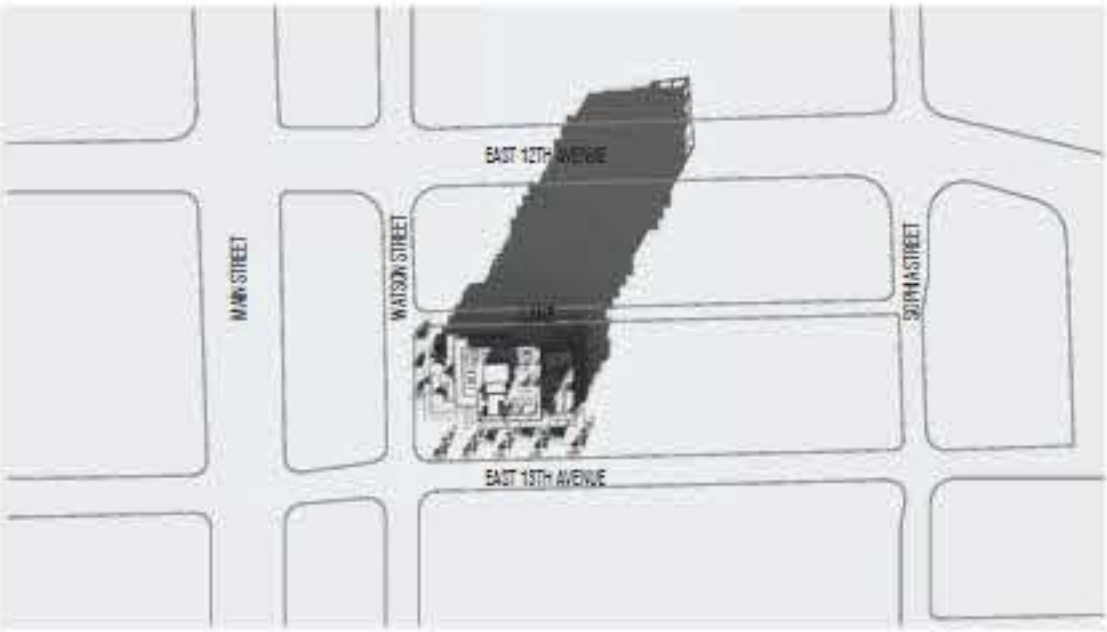
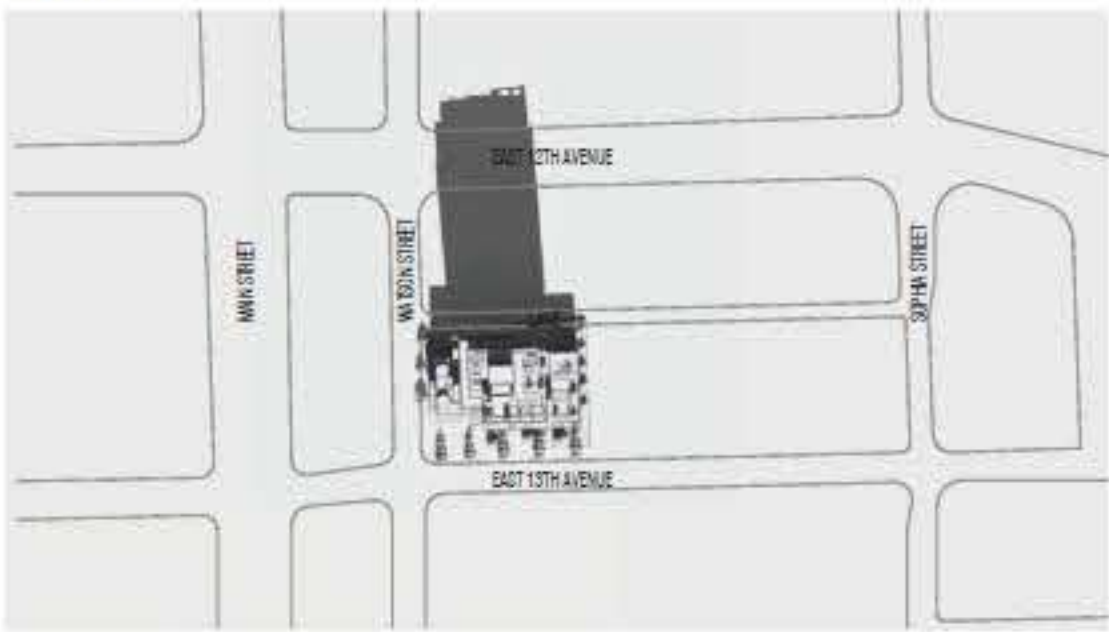
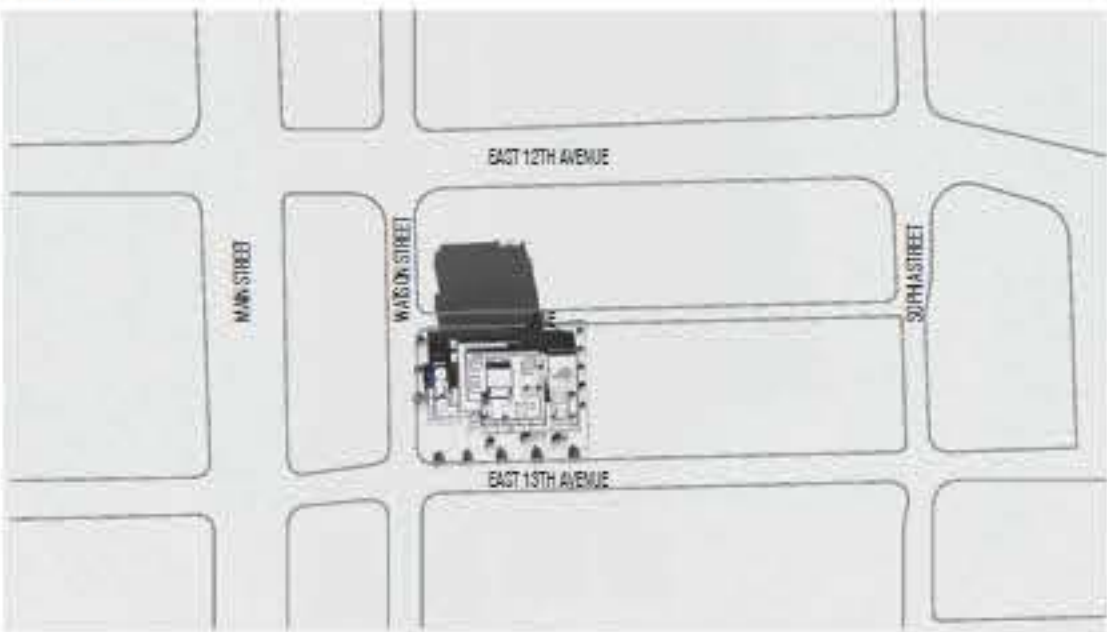
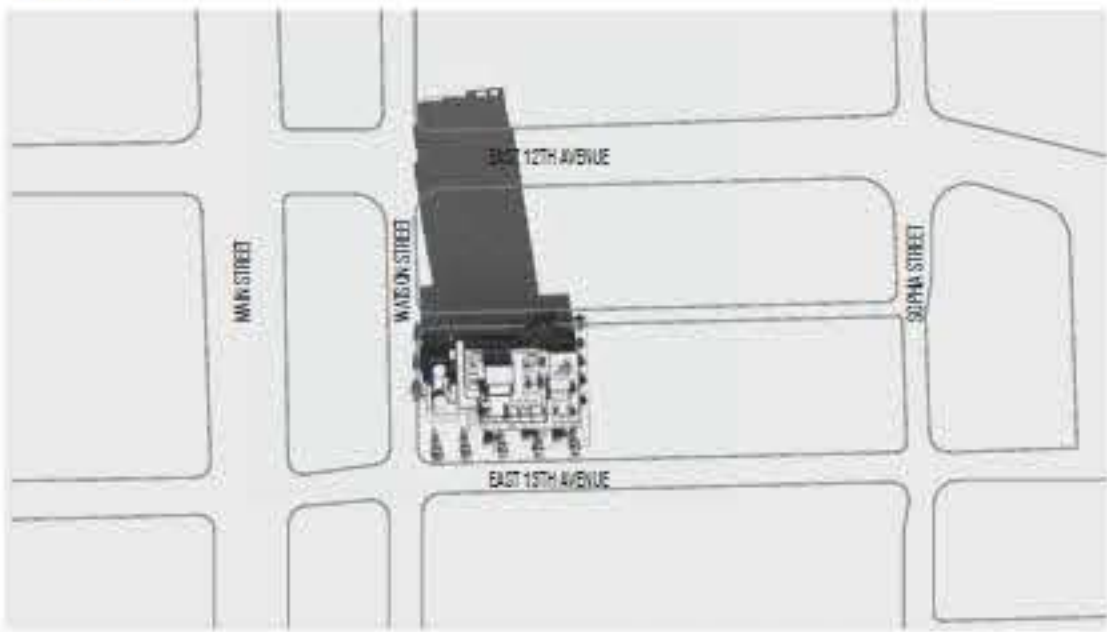
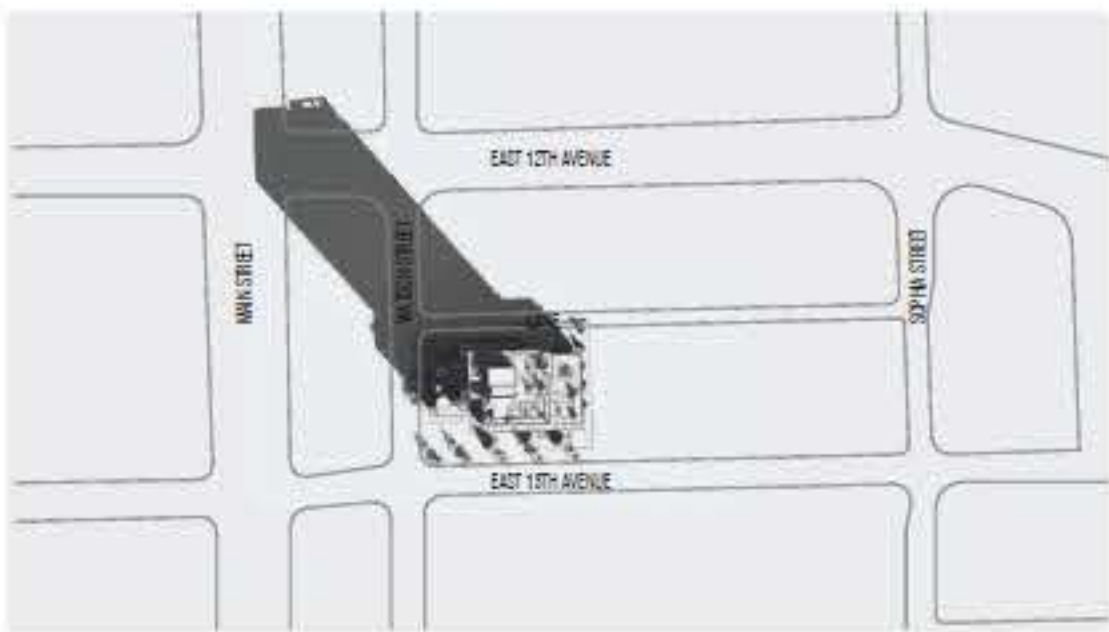
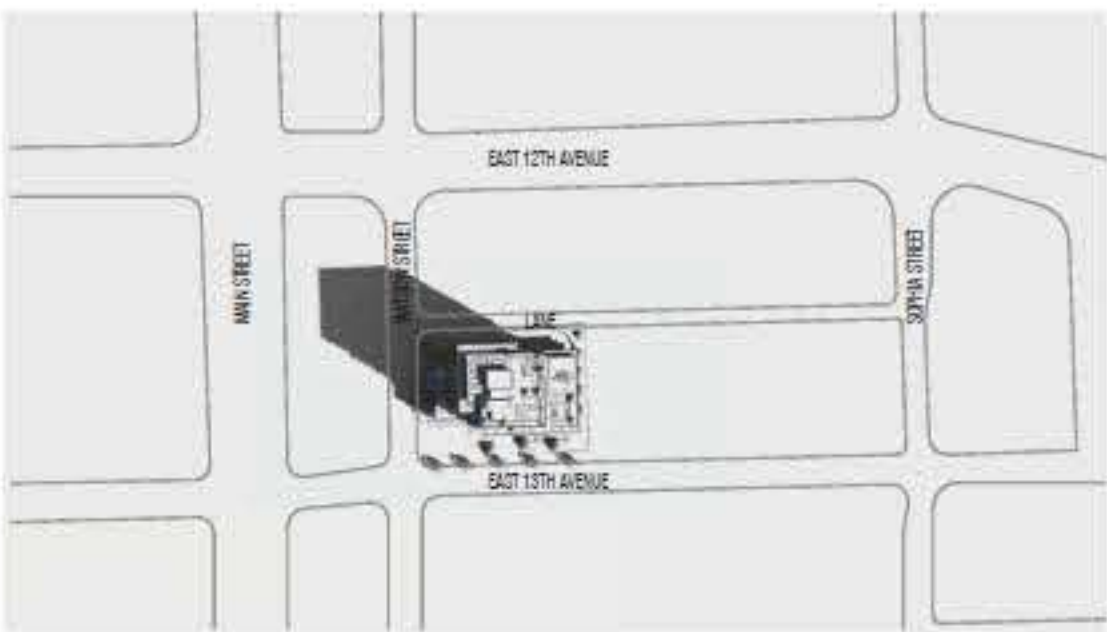
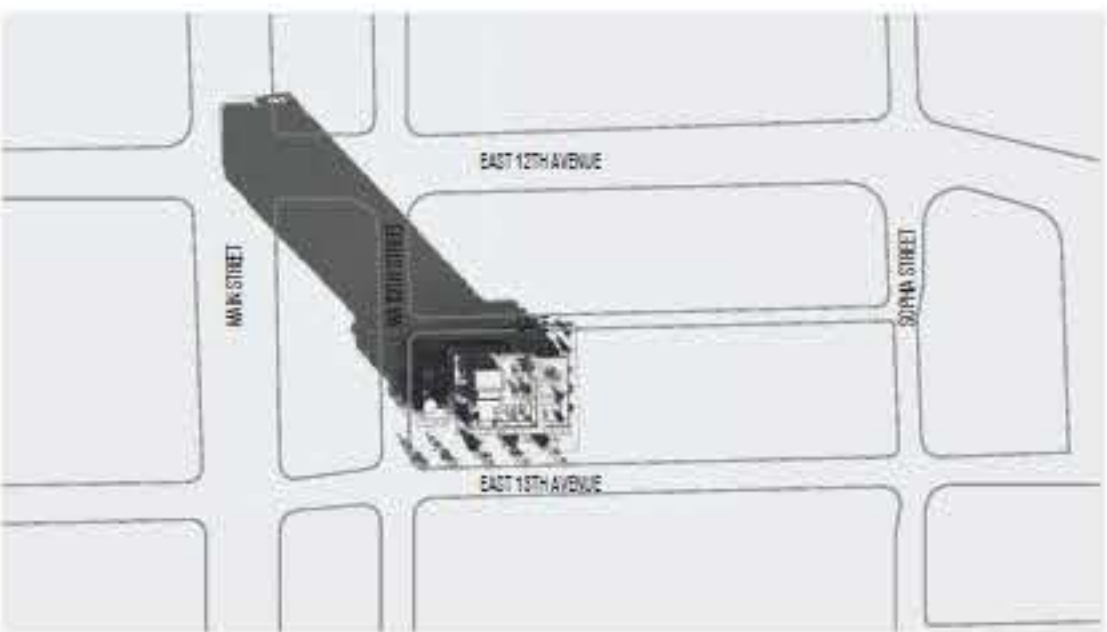
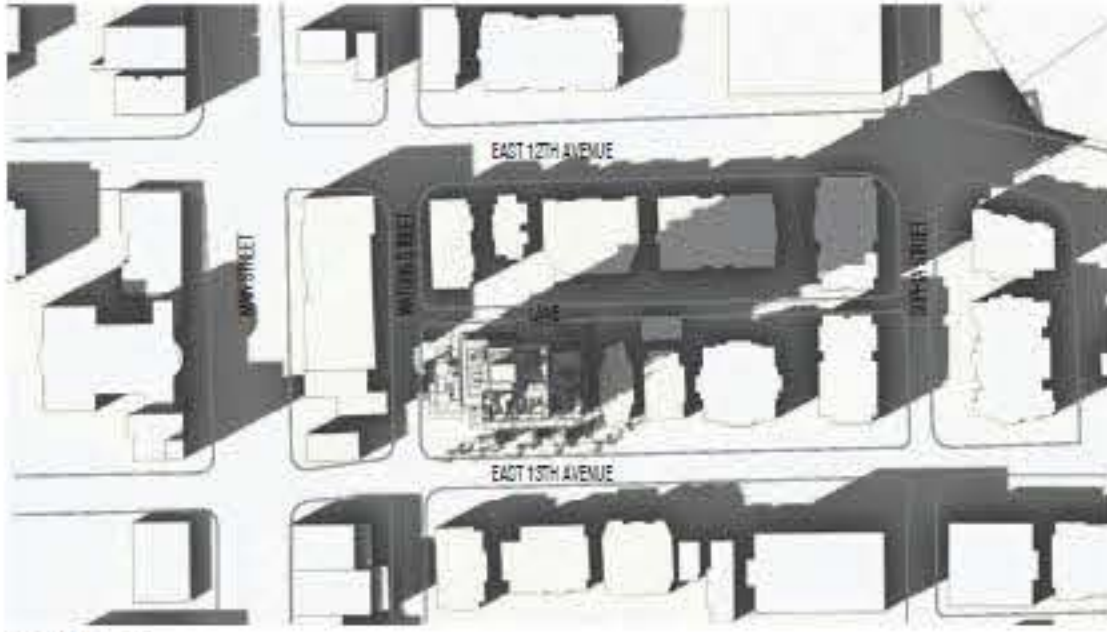
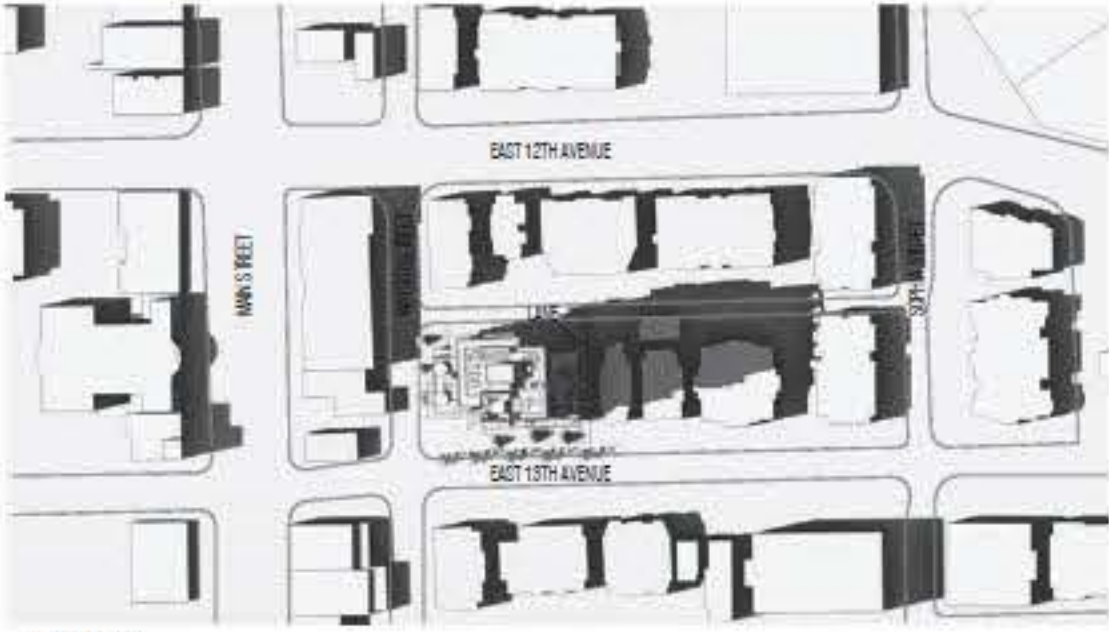
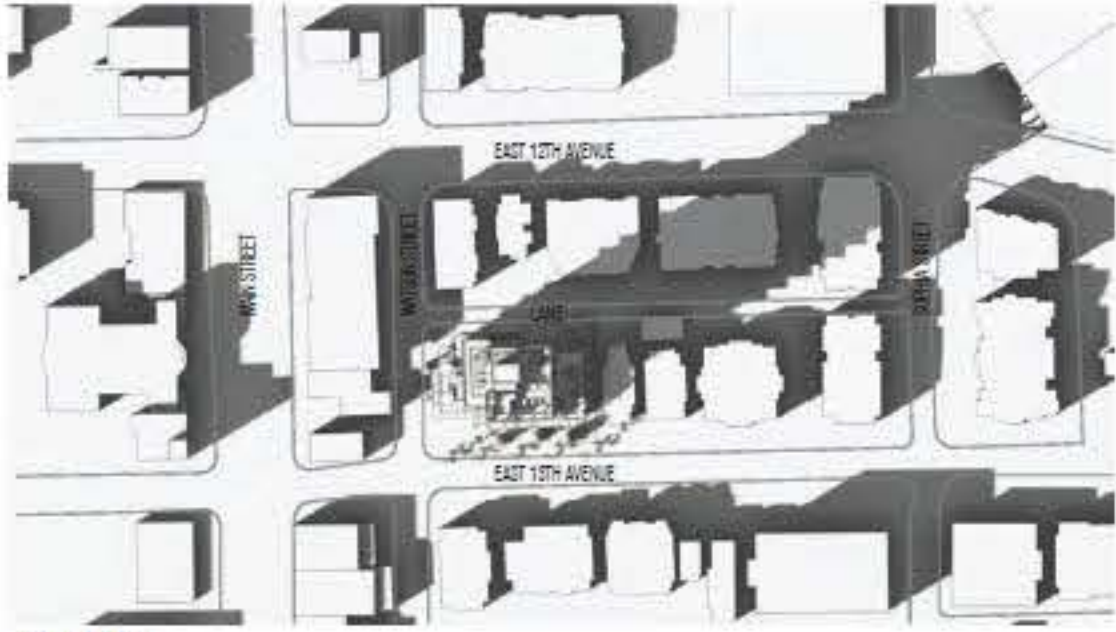
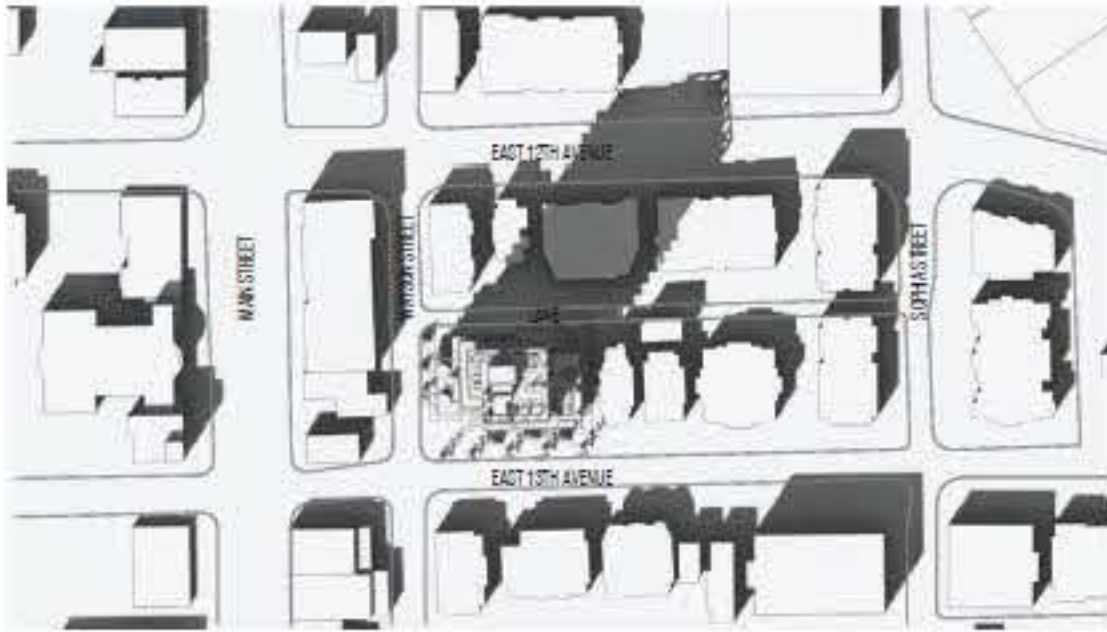
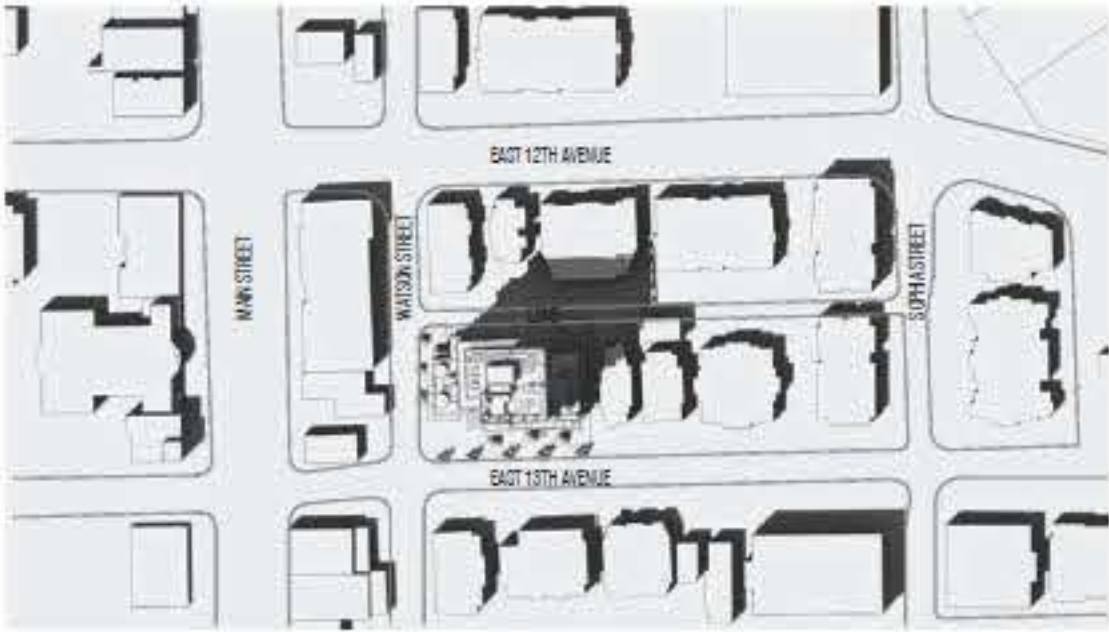
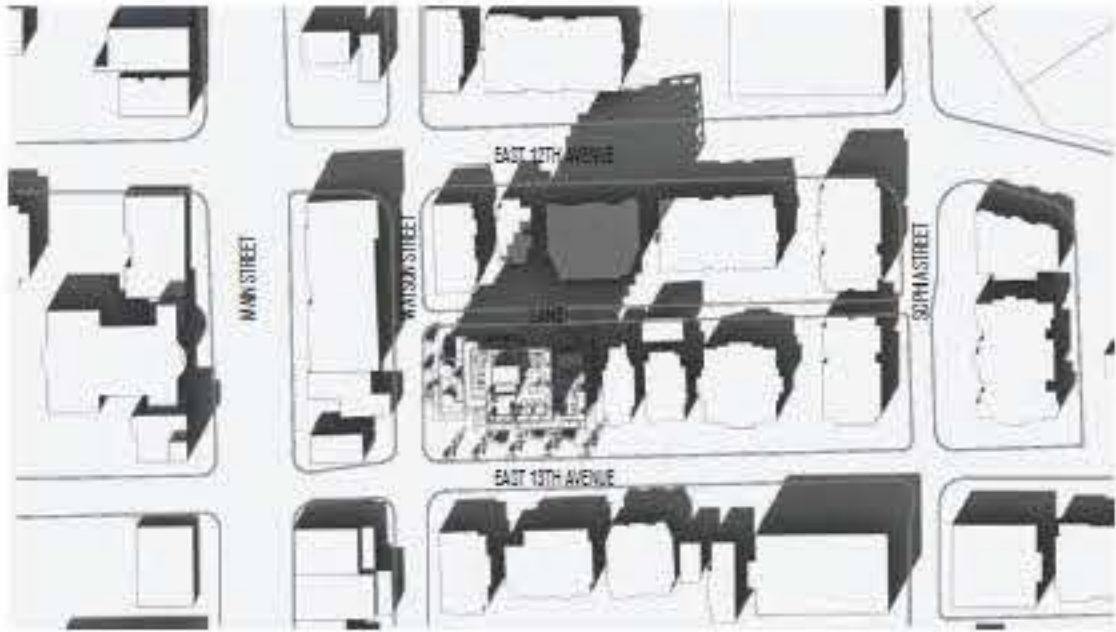
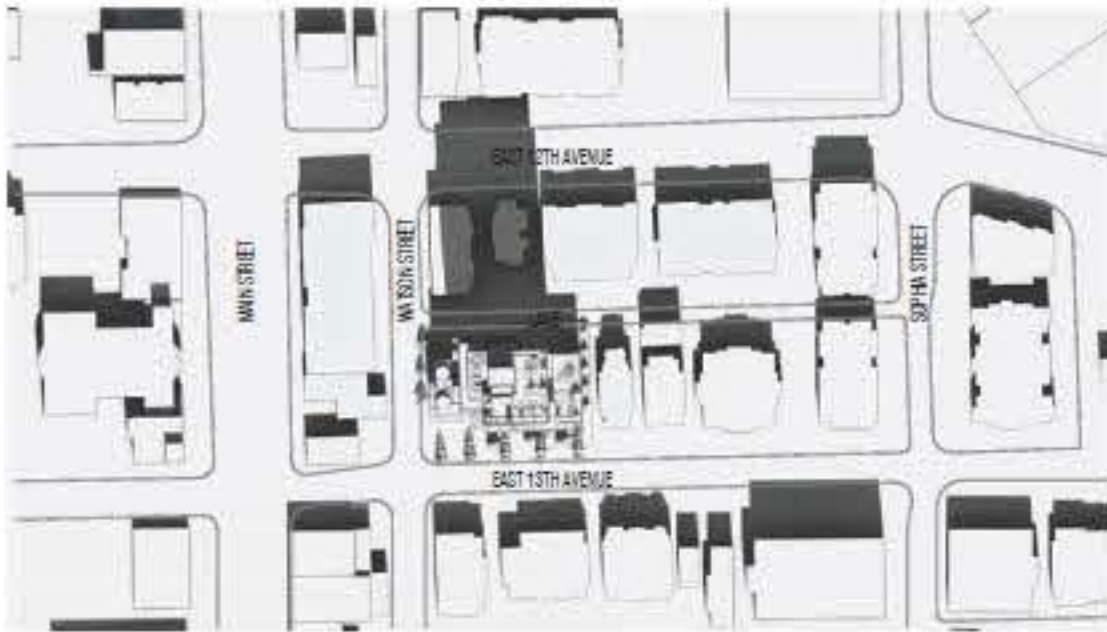
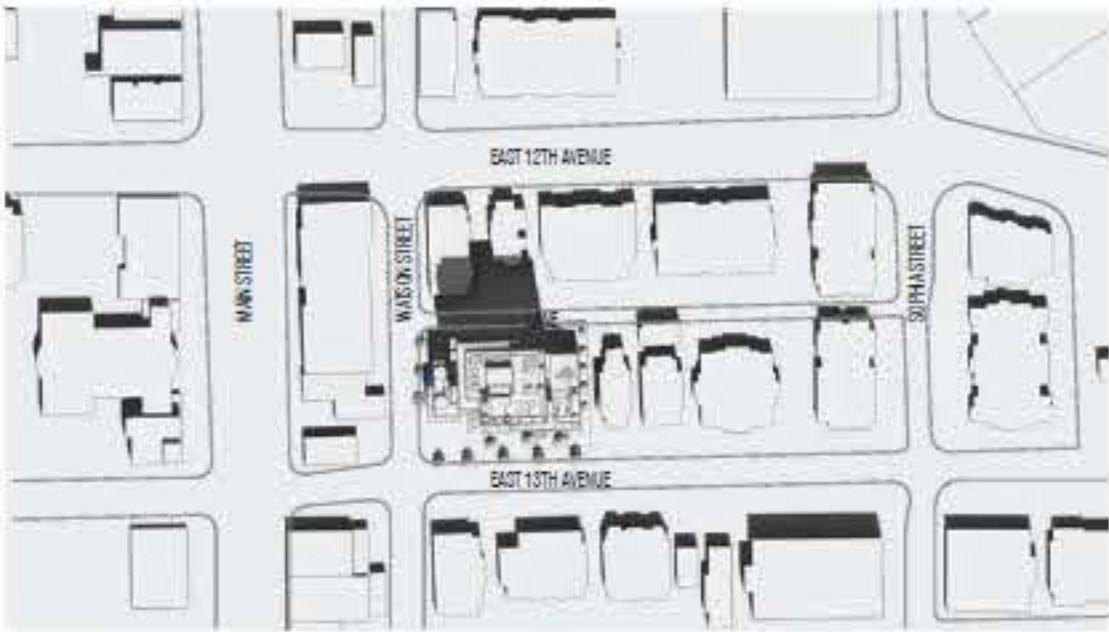
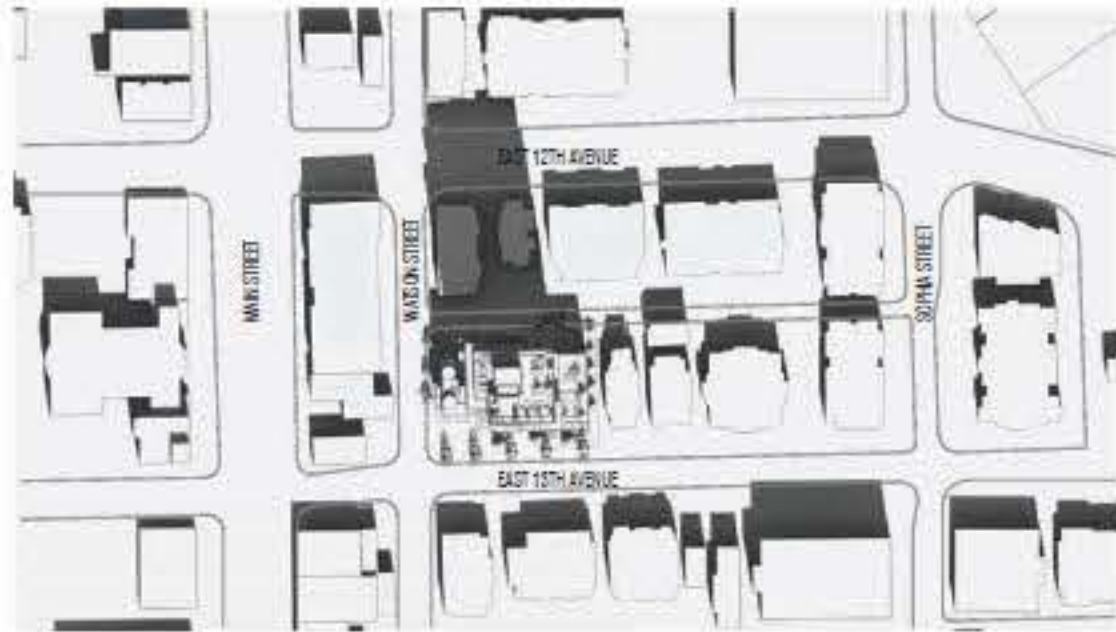
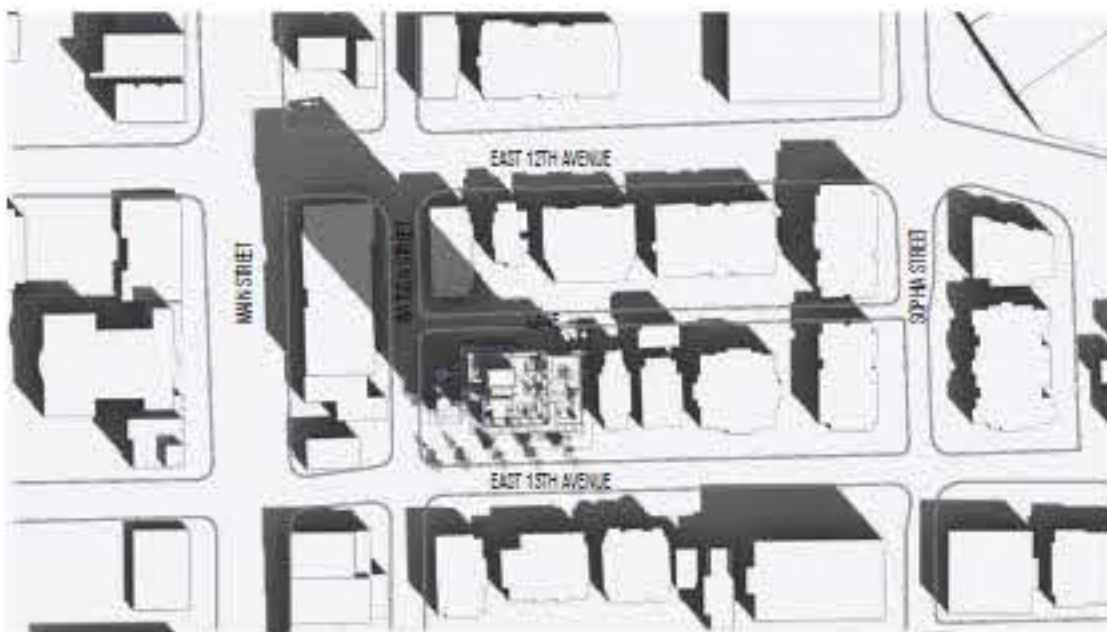
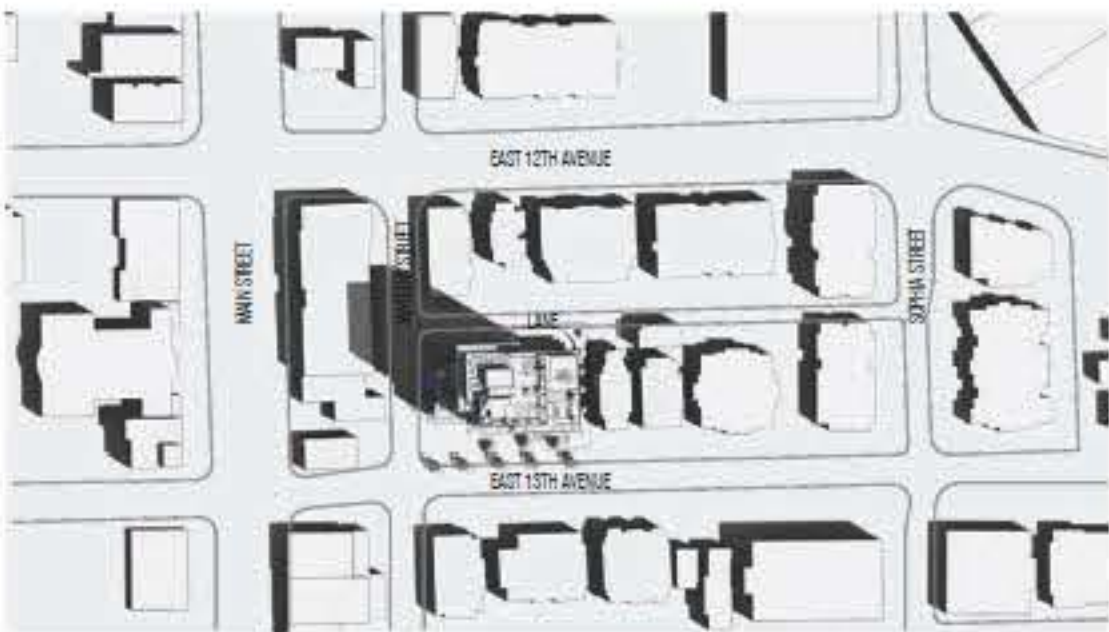
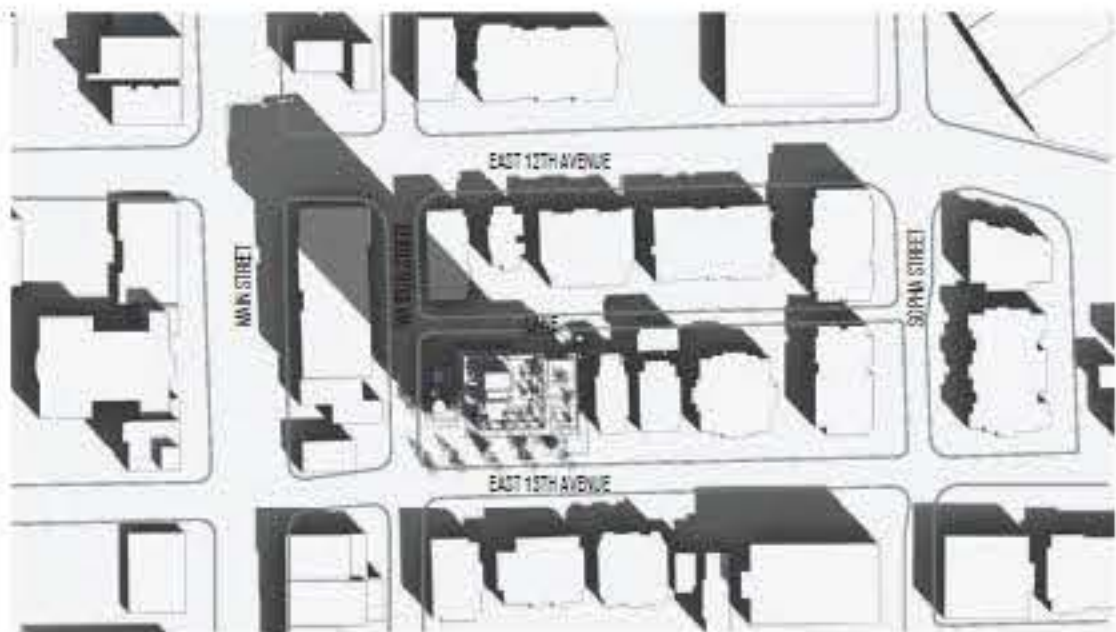




SHADOW STUDY ON MARCH 21, 10AM





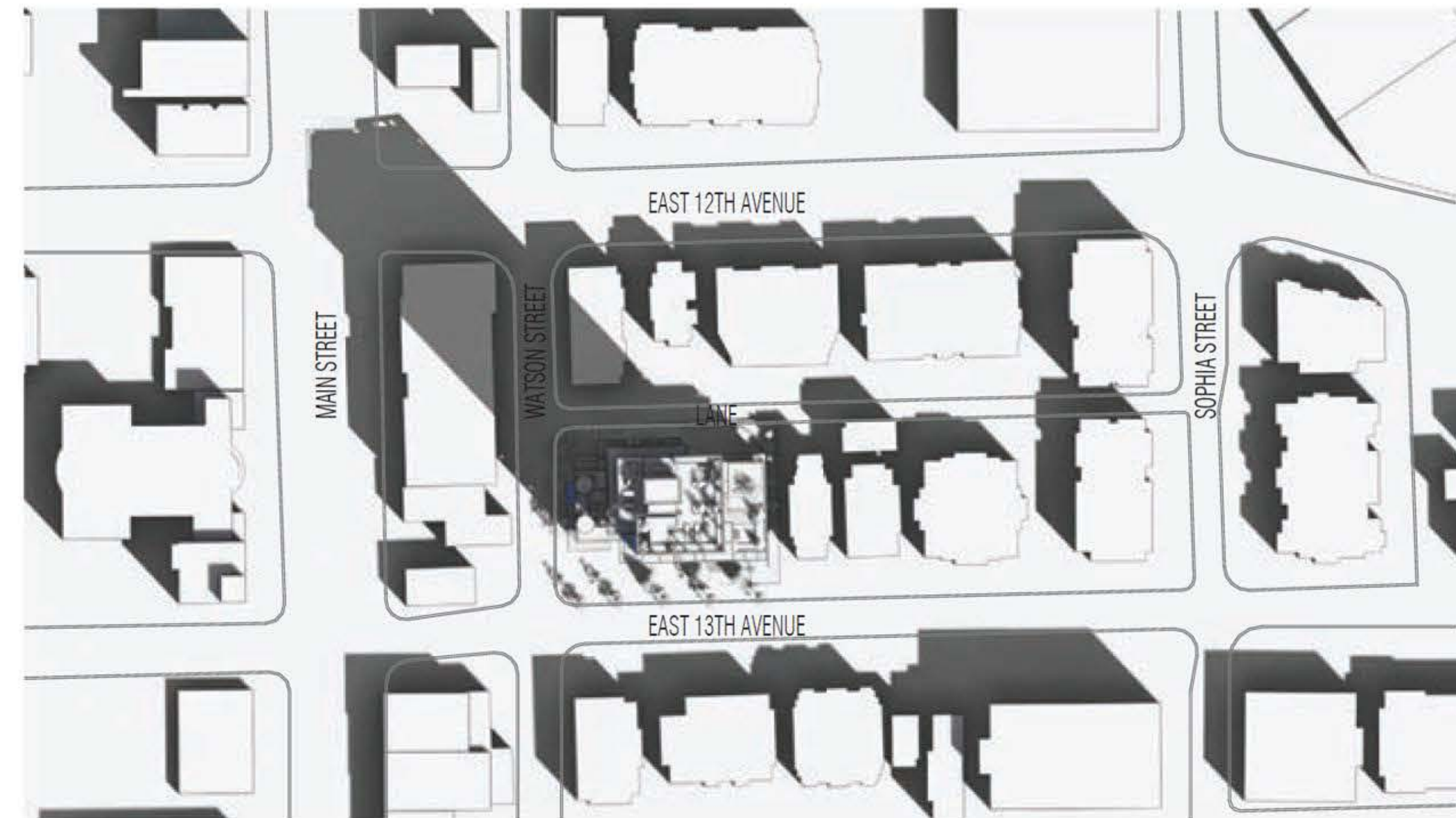


BROADWAY PLAN DEVELOPMENT - 100% SECURED RENTAL INCLUDING 20% BELOW MARKET

215-229 EAST 13TH AVE  
VANCOUVER, BC

ISSUED FOR REZONING  
NOV 21, 2023





MAR 21, 10 AM

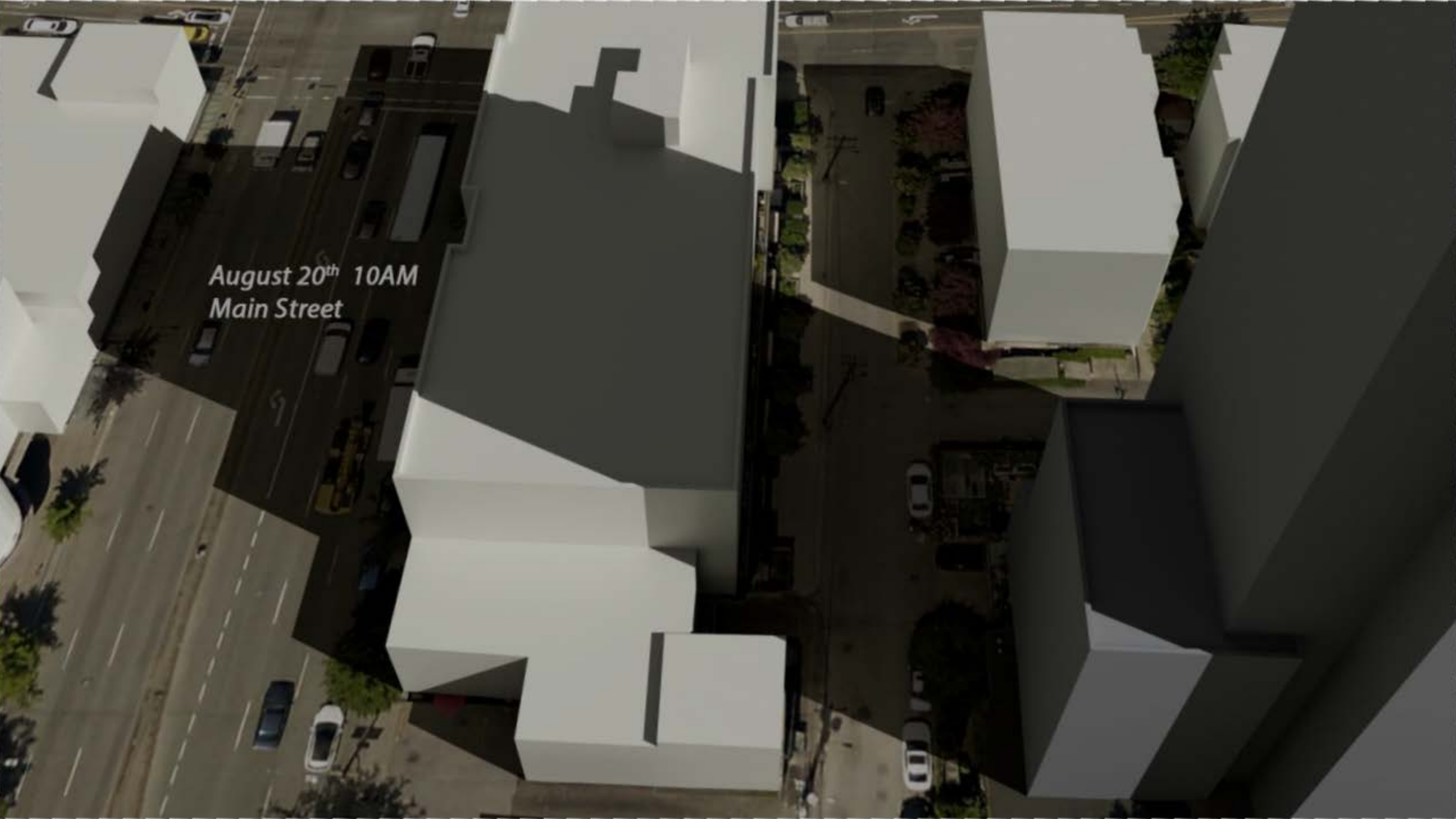
*Shadow study from the original rezoning booklet  
used during ShapeYourCity Q&A April 2024*



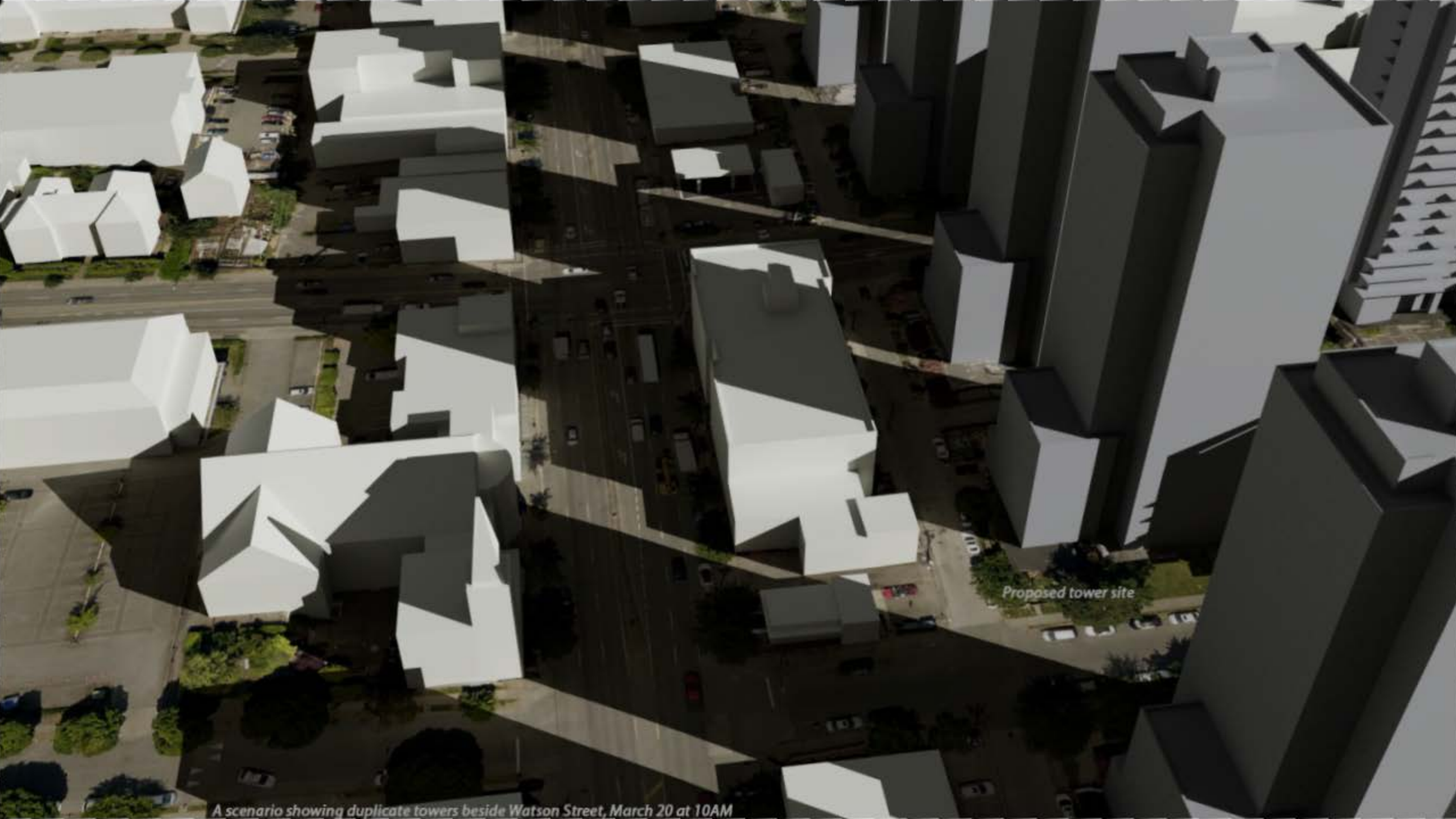
*For comparison, I rendered this shadow study for  
March 21, 10AM*



August 20<sup>th</sup> 10AM  
Main Street







Proposed tower site

A scenario showing duplicate towers beside Watson Street, March 20 at 10AM