

Rezoning: 215-229 East 13th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-12-04	18:59	Rezoning: 215-229 East 13th Avenue	Oppose	<p>Dear Mayor Sim and Members of Council,</p> <p>I am writing regarding the proposed rezoning at 215–229 East 13th Avenue. My concern is not with growth itself, but with the integrity of our planning process and the commitments made to residents through the Broadway Plan.</p> <p>This application raises significant issues that go beyond the specifics of one building. The Broadway Plan clearly identifies this block of Main Street as part of a Solar Priority Area, a designation intended to protect the pedestrian realm by ensuring sunlight access from the spring to fall equinox, between 10:00 am and 4:00 pm. These protections were not symbolic: they were a key public benefit used to justify significant height and density increases elsewhere in the plan.</p> <p>The evidence now before the public suggests that the proposed 21-storey tower does not meet those requirements. The applicant’s original shadow studies were inaccurate, and staff relied only on equinox dates rather than the full seasonal window described in the Plan. As a result, the public consultation phase included information that did not reflect the actual shadow impacts. This undermines both transparency and informed participation.</p> <p>Equally concerning is the assertion in the referral report that the west sidewalk of Main Street is “not considered a high-quality public space,” despite being a major commercial high street and transit corridor. This interpretation effectively nullifies the very solar protections that were promised, and risks setting a precedent that could erode the broader framework of the Plan.</p> <p>This is ultimately a question of trust. If Council chooses to override or reinterpret solar-access policies for this site, it signals that adopted planning guidelines are negotiable even when the public has relied on them in good faith. That is a loss far greater than one tower’s shadow.</p> <p>I urge Council either to require a revised proposal that complies with the Broadway Plan’s sunlight requirements or to refer the application back to staff for corrected analysis and transparent public review.</p> <p>Thank you for considering these concerns.</p> <p>Sincerely,</p> <p>Erick Villagomez</p>	Erick Villagomez	Grandview-Woodland	