

([click here \[shoutout.wix.com\]](https://shoutout.wix.com/))

\~

- 7 times throughout the Report, \~City staff state that the proposed height and density of the proposal aligns with the Broadway Plan Refined Directions, even though the Broadway Plan is not finished, nor has it been approved by Council. \~
- The developer (PCI) has \~applied for a Development Cost Levy waiver (saving \$3.3M) and will not have to make any financial Community Amenity Contributions. \~
- Staff claim that no major public parks or plazas are shaded by the building however, \~they didn't assess shadowing at the winter solstice, the darkest time of the year. \~
- Per the Housing Vancouver Strategy, \~this rental building is being planned for all family types and yet, the Report provides no details on the building's amenities, access to parks, nor space in nearby schools. \~(Incidentally, \~catchment schools and other nearby schools have no capacity.) \~\~

\~

Your voice is needed TODAY! \~Write to Council and tell them to \~Oppose the referral of CD-1 Rezoning: 1477 West Broadway to Public Hearing, on the March 1st, 2022 Council Agenda: \~

\~

Copy and paste this list in the email "To:" field and send your message to Council: \~

\~

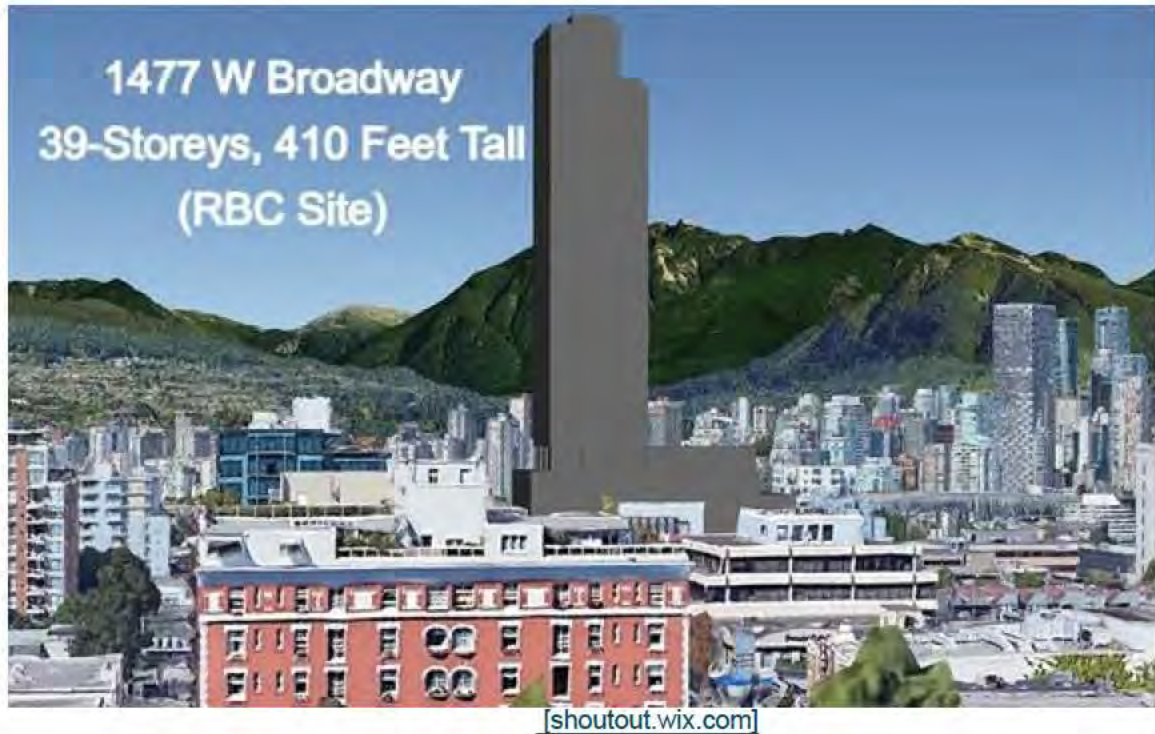
CLRbligh@vancouver.ca; CLRboyle@vancouver.ca; CLRcarr@vancouver.ca;
CLRdegenova@vancouver.ca; CLRfry@vancouver.ca; CLRhardwick@vancouver.ca; CLRkirby-
yung@vancouver.ca; CLRswanson@vancouver.ca; CLRwiebe@vancouver.ca;
CLRdominato@vancouver.ca; kennedy.stewart@vancouver.ca

\~

If \~

FAIRVIEW / SOUTH GRANVILLE ACTION COMMITTEE

Referral Report Published for 1477 W Broadway (RBC Site) \~\~



~

Follow Us



Visit www.fsgac.org ~ (→) [shoutout.wix.com]

You've received this email because you are a subscriber of this site [shoutout.wix.com].
If you feel you received it by mistake or wish to unsubscribe, please [click here](#) [wixapis.com].

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
"Boyle, Christine" <Christine.Boyle@vancouver.ca>
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
"Carr, Adriane" <Adriane.Carr@vancouver.ca>
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>
"Dominated, Lisa" <Lisa.Dominated@vancouver.ca>
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>
"Fry, Pete" <Pete.Fry@vancouver.ca>
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>
"Swanson, Jean" <Jean.Swanson@vancouver.ca>
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>

Date: 4/14/2022 9:57:50 AM

Subject: [EXT] Re 1477 West Broadway: OPPOSED To Allowing 40 Story Buildings

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Dear Mayor & Councillors:

City staff state that the application's proposed height of 40 storeys & density of 12.3 FSR aligns with the Broadway Plan, even though Council hasn't approved the Plan yet. \~This sets a huge precedent for the whole Broadway Corridor.

The developer is attempting to sidestep \$3.3M in fees and will not make any financial Community Amenity Contributions, the money used for childcare facilities, social housing, and parks.

Staff say that no public parks or plazas are shaded by the building, but they didn't assess shadowing at the winter solstice, the darkest time of the year.

Building height of 40 stories will create Broadway Canyon, a dark, windswept stretch of road that will be most unpleasant, block views and disrupt the beautiful nature of our City.

I am strongly OPPOSED. \~

I ask Mayor and Council to OPPOSE, and ensure that as Vancouver's density inevitably \~increases, decisions are made now that will ensure greenspaces, family amenities and liveability will be assured for decades to come.

Sincerely,

s.22(1)



From: s.22(1)
To: "Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
"Boyle, Christine" <Christine.Boyle@vancouver.ca>
"Carr, Adriane" <Adriane.Carr@vancouver.ca>
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>
"Fry, Pete" <Pete.Fry@vancouver.ca>
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>
"Swanson, Jean" <Jean.Swanson@vancouver.ca>
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>
"Dominated, Lisa" <Lisa.Dominated@vancouver.ca>
"Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
Date: 4/3/2022 7:13:21 AM
Subject: [EXT] Re CD-1 Rezoning at 1477 West Broadway

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hello everyone,

I live in Vancouver and am vehemently opposed to the plan.

The proposed building is completely out of character with the surrounding neighbourhood: is an eyesore, in fact.

Please do what is right for the future of our city and send this back to the drawing board.

Thank you,

s.22(1)

From: ["Ian Crook" <icrook001@outlook.com>](mailto:icrook001@outlook.com)
To: ["Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>](mailto:Rebecca.Bligh@vancouver.ca)
["Boyle, Christine" <Christine.Boyle@vancouver.ca>](mailto:Christine.Boyle@vancouver.ca)
["Carr, Adriane" <Adriane.Carr@vancouver.ca>](mailto:Adriane.Carr@vancouver.ca)
["Dominato, Lisa" <Lisa.Dominato@vancouver.ca>](mailto:Lisa.Dominato@vancouver.ca)
["De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>](mailto:Melissa.DeGenova@vancouver.ca)
["Fry, Pete" <Pete.Fry@vancouver.ca>](mailto:Pete.Fry@vancouver.ca)
["Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>](mailto:Colleen.Hardwick@vancouver.ca)
["Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>](mailto:Sarah.Kirby-Yung@vancouver.ca)
["Swanson, Jean" <Jean.Swanson@vancouver.ca>](mailto:Jean.Swanson@vancouver.ca)
["Wiebe, Michael" <Michael.Wiebe@vancouver.ca>](mailto:Michael.Wiebe@vancouver.ca)
["Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>](mailto:Kennedy.Stewart@vancouver.ca)
Date: 2/28/2022 11:22:14 AM
Subject: [EXT] Referral Report - 1477 West Broadway

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Dear Mayor Stewart and Councillors:

\~

I am writing to ask that you vote against referring the staff report for 1477 West Broadway to a Public Hearing.

\~

The development application for this process has all the appearances of a manufactured fire drill.\~

\~

It was clear from the moment the details of the five storey development now under way included below street grade elements well in excess of what was required for the building. Sean Nardi and I both made that point at the Development Permit Board Meeting in December 2019; I went so far as to make the point that anything the developer constructed beyond what was required for the five storey structure had to be understood to be at the developer's own risk. The senior Planning Department representative at the meeting responded that the application only related to a five storey building.\~

\~

The development industry has moaned relentlessly about the significant cost burden imposed by the City's underground parking requirements, so to think that a developer would build extra parking stalls just in case they decided to construct something a bit taller is an explanation that defies all belief.

\~

Staff had the ability, under the terms of the Interim Rezoning Policy of the Broadway Plan, to bring an application to council at any time, yet they came to council for permission to formally engage with the developer only last July and, surprise surprise, days later a fully formed presentation was prepared by City staff.

\~

This application, along with the application for 1395 West Broadway and the approved application for 2538 Birch, has all the hallmarks of City Staff front running the Broadway Plan, and getting yourselves as councillors, to approve precedent setting projects that predetermine the outcome of the Broadway Plan.

\~

It is painfully obvious to anyone who looks closely that the City of Vancouver doesn't actually want public dialogue about land use but rather, to borrow Mayor Stewart's expression from when he was in Ottawa, their just comments in "cheesy online surveys" which staff then ignore.

\~

Staff should not be allowed to manipulate public consultation processes.\~ The consideration of this project must wait until the Broadway Plan is fully disclosed to, and debated by the public, and approved by Council.\~

\~

Please vote against the referral of this Report to a Public Hearing.

\~

\~

\~

Ian Crook

\~

\~

\~

\~

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
"Boyle, Christine" <Christine.Boyle@vancouver.ca>
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
"Carr, Adriane" <Adriane.Carr@vancouver.ca>
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>
"Dominated, Lisa" <Lisa.Dominated@vancouver.ca>
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>
"Fry, Pete" <Pete.Fry@vancouver.ca>
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>
"Swanson, Jean" <Jean.Swanson@vancouver.ca>
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>

Date: 4/13/2022 10:23:08 AM

Subject: [EXT] rezoning 1477 W. Broadway

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

I wish to express my opposition to the rezoning of 1477 W Broadway

This development will have a negative impact on the local area and act as a bad precedent for rezoning in the Jericho Lands development.

s.22(1)

From: s.22(1)
To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
"Boyle, Christine" <Christine.Boyle@vancouver.ca>
"Carr, Adriane" <Adriane.Carr@vancouver.ca>
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>
"Dominated, Lisa" <Lisa.Dominated@vancouver.ca>
"Fry, Pete" <Pete.Fry@vancouver.ca>
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>
"Swanson, Jean" <Jean.Swanson@vancouver.ca>
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>
Date: 4/14/2022 1:51:38 PM
Subject: [EXT] Rezoning 1477 West Braoadway

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Re:

Item 4. CD-1 Rezoning: 1477 West Broadway

<https://council.vancouver.ca/20220414/phea20220414ag.htm>

To Mayor and City Council

I am **opposed** to this rezoning application. This rezoning pre-empts the Broadway Plan. The form ar development at the subway stations should be part of the discussion of the Plan.\~

Also I note that the Vancouver Plan is suggesting a very different form around any future rapid transi what is being proposed here.

Please reject this rezoning application.

s.22(1)

From: s.22(1)
To: "Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>
"Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>
"Carr, Adriane" <Adriane.Carr@vancouver.ca>
"Dominato, Lisa" <Lisa.Dominato@vancouver.ca>
"Fry, Pete" <Pete.Fry@vancouver.ca>
"Swanson, Jean" <Jean.Swanson@vancouver.ca>
Date: 4/14/2022 4:55:48 PM
Subject: [EXT] Rezoning 1477 West Broadway

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

I urge you to reject this proposal for the many legitimate and civic minded reasons cited in letters sent to you by West Point Grey Residents Association, and the Upper Kitsilano Residents Association.

It's way beyond time for Council to stop letting the development industry waste our precious limited land and material resources and drive the development of our city to their vision and financial advantage.\~ This has, in the past 20 years seen our city build towers of condos, and small units that are bought as investments, and that don't meet the housing needs of the vast majority of citizens of modest and desperate means for decent housing.\~ The policies and programs, such as MIRHPP are a slap in the face in terms of providing decent size housing for families, young people, and those in need, and who have the right to the basics of housing.
"Why does the City give away so much (height, density, cash) and ask for so little in return....when enormous profits are being\~made by developers?"

Reject this proposal, with it's spurious reasons for "exemption" from IRP.
Question why staff seem bent over backwards to accommodate development demands.\~ The citizenry can see it.....why does Council so blindly accept what staff recommends?\~\~

Please give the citizenry you serve reason to not be so cynical and skeptical of how decisions are made at City Hall.\~ Don't base your vote on strictly numbers of yays and nays (development industry is well organized to sway your vote).\~ Read your Jane Jacobs on what makes a liveable city....and what Vancouver citizens are asking, no demanding of you.

November will be the reckoning.\~ Past time to respect and seriously respond to what organized civic and neighbourhoods groups are asking of you.\~ To respect that we care about the quality of life in our beloved neighbourhoods, that are being eroded and

seriously damaged by high rise towers that overshadow and obliterate the intimacy of lower and more human scale street scapes.\~ If I wanted to live in a high rise tower canyon environment, New York's a great example!!!

s.22(1)

From: s.22(1)
To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
Date: 2/27/2022 1:33:13 PM
Subject: [EXT] Rezoning at 1477 West Broadway

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Dear Mayor,

Please reconsider this rezoning proposal. The increased density called for in this proposal cannot be supported by the present infrastructure. There are not enough schools, parks and community centres to accommodate the increase in population. This huge skyscraper is not in keeping with the surrounding buildings and IØEm not pleased that I will be behind its looming shadow for most of the year if it is built.

Regards,

s.22(1)

Vancouver BC
V6H 4G5

From: s.22(1)
To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
"Boyle, Christine" <Christine.Boyle@vancouver.ca>
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
"Carr, Adriane" <Adriane.Carr@vancouver.ca>
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>
"Dominated, Lisa" <Lisa.Dominated@vancouver.ca>
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>
"Fry, Pete" <Pete.Fry@vancouver.ca>
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>
"Swanson, Jean" <Jean.Swanson@vancouver.ca>
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>
Date: 4/19/2022 4:04:47 PM
Subject: [EXT] Rezoning of 1447 West Broadway

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Dear Mayor Stewart, Councillors,

I am writing to express my opposition to the spot rezoning of 1447 West Broadway for a 40-storey tower. The scale of this project is highly problematic for a variety~of reasons, including severe shadowing of the adjacent neighbourhood in all seasons, and of crucial public~greenspace during the winter months. Moreover, approval of this spot rezoning at this time would presuppose approval of the Broadway Plan before it can be given due consideration by the public and City Council at which time it could be amended and/or returned to staff for additional work *and meaningful detailed consultation with the affected neighbours, which has not yet been undertaken for this site or for the neighbourhoods integral to the Broadway Corridor.*~

Sincerely,

s.22(1)



From: s.22(1)
To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
"Boyle, Christine" <Christine.Boyle@vancouver.ca>
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
"Carr, Adriane" <Adriane.Carr@vancouver.ca>
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>
"Dominated, Lisa" <Lisa.Dominated@vancouver.ca>
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>
"Fry, Pete" <Pete.Fry@vancouver.ca>
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>
"Swanson, Jean" <Jean.Swanson@vancouver.ca>
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>
Date: 4/14/2022 4:57:14 PM
Subject: [EXT] Rezoning of 1477 W Broadway

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Please deny this application. The height of the proposed building is totally out of character with the surrounding neighbourhood. City council has the option to allow developments that are in keeping with what is out there. We don't need to have hi-rises all over the city. The SkyTrain development should not be license to pack in dense new developments. We need to keep the area livable. Plus research shows that allowing this development will appreciate the surrounding buildings' values, resulting in higher rent increases to existing tenants. The surrounding building owners may even choose to sell, thus evicting old-time residents from their homes.

\~

I am not in favour of Vancouver becoming a city of hi-rises everywhere. Please keep development in check and in balance with what is already out there.

\~

Sincerely

\~

s.22(1)

From: s.22(1)

To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
"Boyle, Christine" <Christine.Boyle@vancouver.ca>
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
"Carr, Adriane" <Adriane.Carr@vancouver.ca>
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>
"Dominated, Lisa" <Lisa.Dominated@vancouver.ca>
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>
"Fry, Pete" <Pete.Fry@vancouver.ca>
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>
"Swanson, Jean" <Jean.Swanson@vancouver.ca>
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>

CC: s.22(1)

Date: 4/14/2022 4:24:38 PM

Subject: [EXT] Rezoning of 1477 West Broadway - we oppose

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

To City Council:

We strongly object to the proposed size of building being considered for the Granville & Broadway site at 1477 West Broadway. We fully understand and agree that the city needs to create opportunity for additional housing and increase density. But to in one step allow buildings of 38 storey size on Broadway will totally destroy the look and feel of that part of the city, where for years the height limit was in the 8 – 10 storey size. Higher buildings in the 10 – 20 storeys would be reasonable way to increase density, but this 38 storey building will set an awful precedent for the entire West Broadway street.

We are short medical services in the area already, just two blocks away is a large medical centre which is already short on doctors (there are no GPs taking new patients on the West side of the city and dramatic increase in density in one step will only make things worse.

We strongly oppose the proposed development at proposed size.

s.22(1)

Vancouver.

From: s.22(1)
To: "Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
"Boyle, Christine" <Christine.Boyle@vancouver.ca>
"Carr, Adriane" <Adriane.Carr@vancouver.ca>
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>
"Fry, Pete" <Pete.Fry@vancouver.ca>
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>
"Dominato, Lisa" <Lisa.Dominato@vancouver.ca>
"Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
Date: 2/28/2022 10:55:46 AM
Subject: [EXT] Rezoning of 1477 West Broadway.

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

I am writing to the members of Council with regard to the request, which I have just heard is coming to Council tomorrow, to refer to public hearing the rezoning of 1477 West Broadway.

There are serious problems with this development, including severe shadowing, especially during the darkest months of the year, and the fact that one-off rezoning is being requested without the existence of an overall plan. This development is one of a triumvirate of enormous developments (2538 Birch (approved), 1395 W Broadway, and this one) being put through as one-off rezonings. As you know, the overall plan is where strategic issues like parking, congestion, shadowing, traffic, and amenities like schools and parks can be dealt with in a coordinated fashion, and rezoning without one is, in my view, extremely ill-advised.

I hear that the accompanying report states repeatedly that the proposed height and density of the proposal aligns with the Broadway Plan Refined Directions. I am not entirely sure that I agree, but it has been a while, and anyway the relevant issue is whether or not they are compatible with the Broadway Plan, and that, since the Plan is still under development, is far from certain, or at least so I hope.

Unfortunately, if the precedent of 2538 Birch is followed by more such one-off rezoning, there is a real risk, I think, that, without our quite knowing how it happened, such massive structures will become the norm, and the finalized Plan, reversing normal cause and effect, will indeed be consistent with them.

Best regards,

s.22(1)

From: s.22(1)
To: "Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
"Boyle, Christine" <Christine.Boyle@vancouver.ca>
"Carr, Adriane" <Adriane.Carr@vancouver.ca>
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>
"Fry, Pete" <Pete.Fry@vancouver.ca>
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>
"Swanson, Jean" <Jean.Swanson@vancouver.ca>
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>
"Dominated, Lisa" <Lisa.Dominated@vancouver.ca>
"Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
Date: 2/27/2022 2:26:00 PM
Subject: [EXT] Rezoning of 1477 West Broadway

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

I oppose this rezoning. It is out of scale for the neighborhood. Thank you. s.22(1)

From: s.22(1)
To: "Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
"Boyle, Christine" <Christine.Boyle@vancouver.ca>
"Carr, Adriane" <Adriane.Carr@vancouver.ca>
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>
"Fry, Pete" <Pete.Fry@vancouver.ca>
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>
"Swanson, Jean" <Jean.Swanson@vancouver.ca>
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>
"Dominator, Lisa" <Lisa.Dominator@vancouver.ca>
"Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
Date: 2/28/2022 3:27:23 PM
Subject: [EXT] Rezoning

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

\~

Hi,

\~

We would like to express our displeasure with the rezoning going on south the the Granville Street Bridge.

\~

Especially troubling is the plan for the "West Side of Granville Loop Park", the only green area in this neighbourhood.

\~

If you vote yes to CD-1 Rezoning: 1477 West Broadway, then you will sell out our community.

\~

Please have consideration for the people paying your wages, and forget about foreign investors.

\~

s.22(1)

Vancouver, BC

V6H 4G5

\~

s.22(1)

From: s.22(1)
To: "Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
CC: "Carr, Adriane" <Adriane.Carr@vancouver.ca>
"Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>
"Boyle, Christine" <Christine.Boyle@vancouver.ca>
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>
"Dominated, Lisa" <Lisa.Dominated@vancouver.ca>
"Fry, Pete" <Pete.Fry@vancouver.ca>
"Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>
"Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>
"Swanson, Jean" <Jean.Swanson@vancouver.ca>
"Wiebe, Michael" <Michael.Wiebe@vancouver.ca>
Date: 4/15/2022 11:20:38 AM
Subject: [EXT] slides for 1477 W Broadway
Attachments: 1477W_Broadway_SB_slides.pptx

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Dear Mayor and Council,

Thank you for the opportunity to address Council last night.

For your reference, please find attached my presentation for 1477 W Broadway. Please note my observations about the shadow diagrams in the staff policy report. I have independently made a number of shadows diagrams for comparison.

Thank you for your consideration.

Sincerely,
s.22(1)

1477 West Broadway

Stephen Bohus, BLA
Vancouver resident & renter



Rendering depicts massing model of tower rezoning (transparent) and approved development permit (solid)

Public Consultation

<https://shapeyourcity.ca/1477-w-broadway>

We would like your feedback on a rezoning application at 1477 W Broadway.

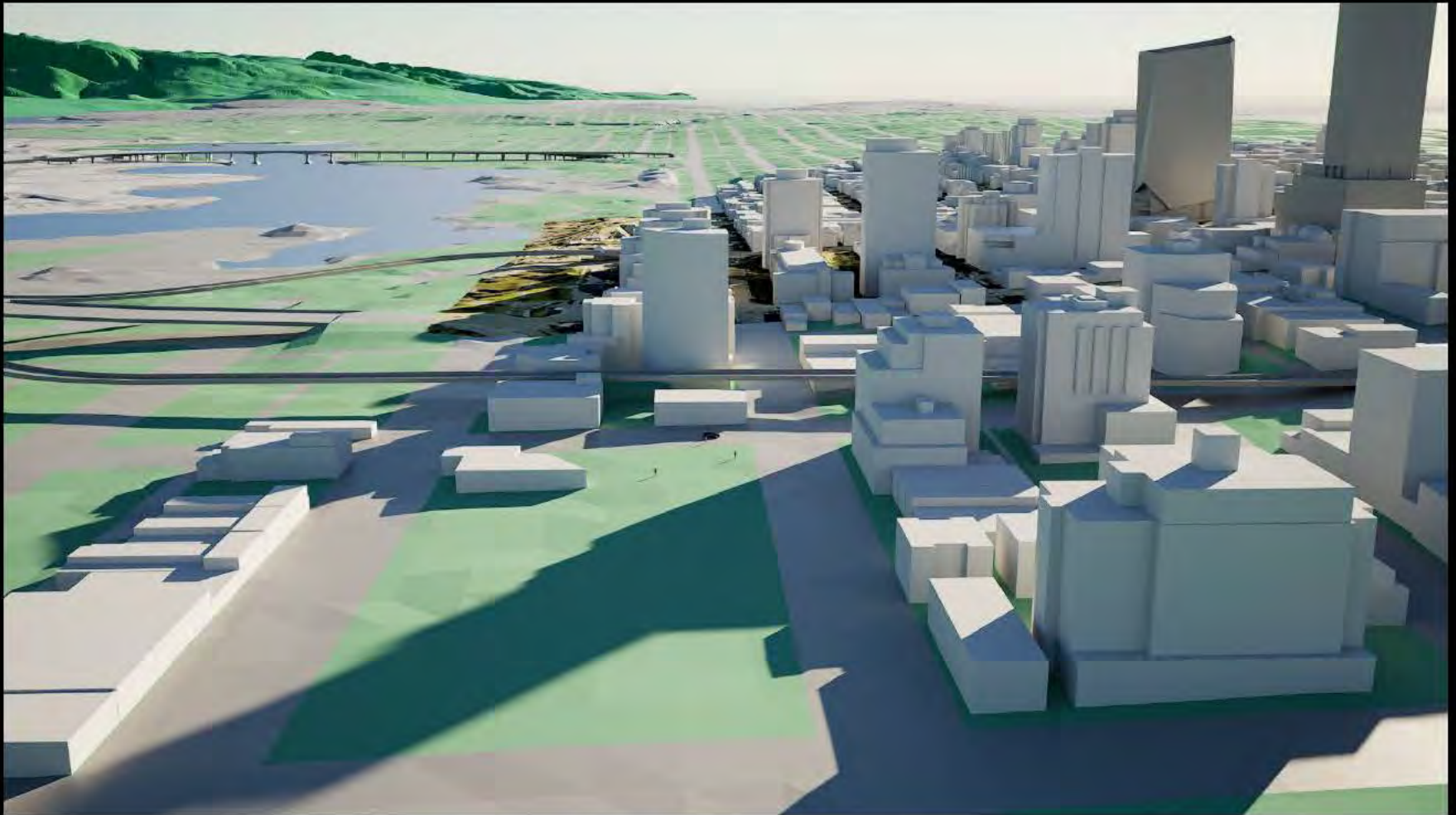
The proposal is to allow for the development of a 39-storey, mixed-use building above the South Granville SkyTrain Station. The zoning would change from C-3A (Commercial) District to CD-1 (Comprehensive Development) District. This proposal includes:

Renderings submitted during consultation phase on Dec 5, 2021



October 28, 10:30am before (current) and after (with rezoning proposal)

Rendering submitted during consultation phase on Dec 5, 2021



Future Burrard Slopes Park at Oct 29, 9:55am

Rendering of massing model and shadows (1477 W Broadway)

Future Burrard Slopes Park on Oct 29, 9:55am



Rendering of massing model and shadows (Pine & W 5th Avenue to Fir & W 6th Ave)

Future Burrard Slopes Park on Oct 29, 9:55am



Rendering of massing model and shadows (Pine & W 5th Avenue to Fir & W 6th Ave)

Council spent \$41.6 million on Burrard Slopes Park on June 9th, 2021



Transfer of Parks Development Cost Levies (DCL) to the Property Endowment Fund for the Burrard Slopes Park Expansion, Designation of Permanent Park and Approval of a Capital Budget for Deconstruction - RTS 14306

4

transfer, the then current market value of the properties is returned to the Endowment, so as to preserve the Endowment's purchasing power for future generations.

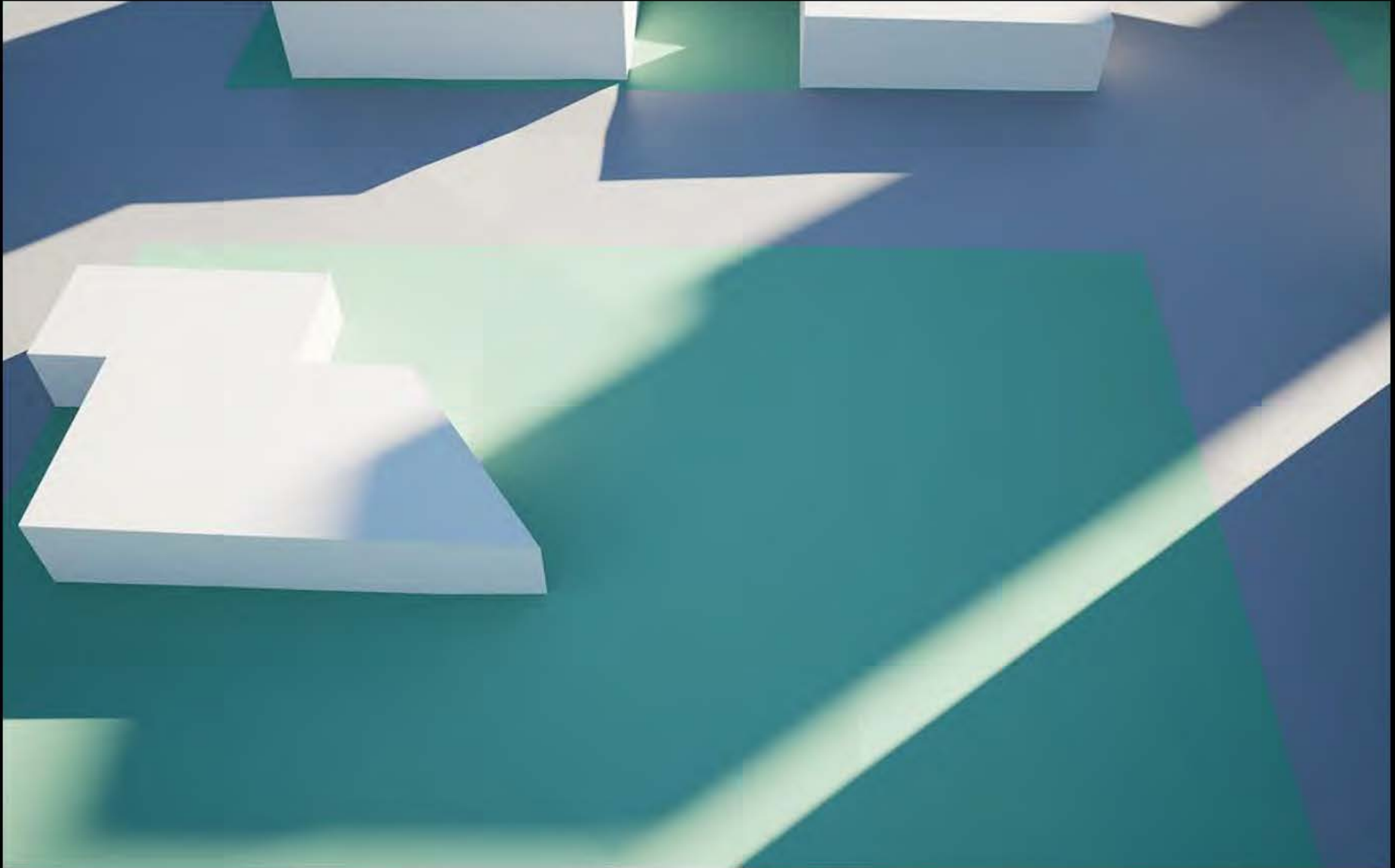
The PEF Properties have been appraised by an independent third party professional appraiser, and valued at \$41,150,000.



Buildings on park site to be demolished, park will undergo redesign

<https://council.vancouver.ca/20210609/documents/cfsc2.pdf>

Future Burrard Slopes Park on Oct 29, 10:30am



Rendering of massing model and shadows (Fir & W 6th Ave)

Existing '6th and Fir Park' on Oct 29, 10:30am



Rendering of massing model and shadows (Fir & W 6th Ave)

Existing '6th and Fir Park' on Oct 29, 10:30am



Photo shows sunlight in park (Fir & W 6th Ave)