

File No.: 04-1000-20-2019-594

November 7, 2019

s.22(1)

Dear s.22(1)

**Re: Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of September 23, 2019 for:

1. **All comments received by the City and/or its agents related to the proposed rezoning of 2538 Birch Street (formerly 1296 West Broadway Street), from May 22, 2019 to September 23, 2019:**
  - **Emails sent to [2538Birch@vancouver.ca](mailto:2538Birch@vancouver.ca);**
  - **Emails sent to [sarah.crowley@vancouver.ca](mailto:sarah.crowley@vancouver.ca);**
  - **Comments received at the Open House held on June 27, 2019; and**
  - **Comments received via the online feedback form located at <https://rezoning.vancouver.ca/applications/2538birch/feedback.htm>.**
2. **The completed visitor sign-in sheet used by the City and/or its agents at the Open House held on June 27, 2019, which lists all of the people who attended the Open House.**

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.22(1) of the Act. You can read or download this section here: [http://www.bclaws.ca/EPLibraries/bclaws\\_new/document/ID/freeside/96165\\_00](http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00).

Under section 52 of the Act you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your request. The Act allows you 30 business days from the date you receive this notice to request a review by writing to: Office of the Information & Privacy Commissioner, [info@oipc.bc.ca](mailto:info@oipc.bc.ca) or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number assigned to your request (#04-1000-20-2019-594); 2) a copy of this letter; 3) a copy of your original request for information sent to the City of Vancouver; and 4) detailed reasons or grounds on which you are seeking the review.

Please do not hesitate to contact the Freedom of Information Office at [foi@vancouver.ca](mailto:foi@vancouver.ca) if you have any questions.

Yours truly,



**Barbara J. Van Fraassen, BA**  
**Director, Access to Information & Privacy**

[Barbara.vanfraassen@vancouver.ca](mailto:Barbara.vanfraassen@vancouver.ca)  
453 W. 12th Avenue Vancouver BC V5Y 1V4

\*If you have any questions, please email us at [foi@vancouver.ca](mailto:foi@vancouver.ca) and we will respond to you as soon as possible. Or you can call the FOI Case Manager at 604.871.6584.

Encl.

:kt



Community Open House - Thursday June 27, 2019 | 5-8pm

Your personal information is collected under the authority of section 26(c) of the Freedom of Information and Protection of Privacy Act (FOIPPA). This information may be used for rezoning planning notification purposes. Any notifications provided by the City are for courtesy and are not a legal requirement for rezoning applications. Questions about the collection and use of this information may be directed to the Director, Access to Information at 453 West 12th Avenue, Vancouver, British Columbia, V5Y 1V4 or via telephone at 604-873-7999.

City of Vancouver - FOI 2019-594 - Page 1 of 849





## Rezoning Application for 2538 Birch Street (formerly 1296 West Broadway)

**Please provide your contact information if you would like to receive future notifications of this rezoning application.**

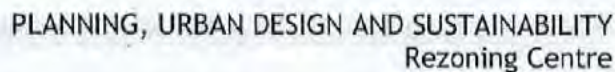
[illegible]











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[illegible]



## MAILING LIST

## Rezoning Application for 2583 Birch Street (formerly 1296 West Broadway)

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[illegible]

## MAILING LIST – FOR MORE INFORMATION

Rezoning Application for 2538 Birch Street (formerly 1296 West Broadway)

Community Open House - Thursday June 27, 2019 | 5-8pm

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Name	Mailing or E-mail Address
s.22(1)	s.22(1)







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Community Open House - Thursday June 27, 2019 | 5-8pm

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Name	Mailing or E-mail Address
s.22(1)	s.22(1)
	s.22(1)
	s.22(1)



## MAILING LIST

## **Rezoning Application for 2583 Birch Street (formerly 1296 West Broadway)**

**Please provide your contact information if you would like to receive future notifications of this rezoning application.**

[illegible]

## COMMENT SHEET

### Rezoning Application - 2538 Birch Street (formerly 1296 West Broadway)

Community Open House - Thursday June 27, 2019 | 5-8 pm s.22(1)

Name: s.22(1)  
Address: s.22(1) Postal Code: V6K 1K2  
E-mail Address: s.22(1)  
Add to Notification List: ☐ Mailing address ☒ E-mail Address

The City of Vancouver has received an application to rezone 2538 Birch Street (formerly 1296 West Broadway) from CD-1 (708) (Comprehensive Development) to CD-1(Comprehensive Development).

The proposal is for a 28-storey mixed-use building that includes:

- a total of 248 secured rental units (53 units are designated as MIRHPP units);
- commercial uses at grade;
- a total floor space ratio (FSR) of 10.52;
- a total floor area of 18,335 sq. m (197,359 sq. ft.);
- a maximum height of 84.25 m (276.40 ft.); and
- 187 underground parking stalls and 438 bike spaces.

This rezoning application is being considered under the *Moderate Income Rental Housing Pilot Program*.

What are your general thoughts about this rezoning proposal?

*This is a wonderful housing development. There is a need for this type of affordable housing in the Westside of Vancouver. I personally know many people that would want to live their lives with their family in a highrise, so close to the downtown core of Vancouver.*

*This development is the way all new building of multi/residential living should be. It brings a big great variety of people into an area that they wouldn't usually be able to live. I feel this is very forward thinking. A huge asset to the community.*



What specific concerns do you have about this rezoning proposal?

*Go ahead with this development. It's a true true asset to the community.*

If you take your comment sheet home, we request that you submit it to City staff by August 8, 2019, to allow time to incorporate your comments in the application process.

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For more information or to submit comments regarding this proposal online or by mail:

Website: [vancouver.ca/rezapps](http://vancouver.ca/rezapps)

Contact: Sarah Crowley and Marcel Gelein, Rezoning Planners  
E-mail: [2538Birch@vancouver.ca](mailto:2538Birch@vancouver.ca)

City of Vancouver  
Planning, Urban Design & Sustainability  
453 West 12th Avenue  
Vancouver, BC V5Y 1V4

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**اطلاعات مهم** لطفاً درخواست کنید این اطلاعات را برای شما ترجمه کنند



## COMMENT SHEET

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Address: s.22(1) Postal Code: \_\_\_\_\_

E-mail Address: s.22(1)

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- 187 underground parking stalls and 438 bike spaces.

This rezoning application is being considered under the *Moderate Income Rental Housing Pilot Program*.

What are your general thoughts about this rezoning proposal?

GREAT USE FOR THE LOCATION  
WE NEED MORE RENTALS.  
MY STAFF CANNOT FIND RENTAL UNITS ON  
THE WEST SIDE



What specific concerns do you have about this rezoning proposal?

NONE

If you take your comment sheet home, we request that you submit it to City staff by **August 8, 2019**, to allow time to incorporate your comments in the application process.

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## COMMENT SHEET

### Rezoning Application - 2538 Birch Street (formerly 1296 West Broadway)

Community Open House - Thursday June 27, 2019 | 5-8 pm

Name: \_\_\_\_\_  
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E-mail Address: s.22(1) \_\_\_\_\_  
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- 187 underground parking stalls and 438 bike spaces.

This rezoning application is being considered under the *Moderate Income Rental Housing Pilot Program*.

What are your general thoughts about this rezoning proposal?

I think it's a great idea to put in more rental housing into a previously small commercial space. This tower seems to be a "no-brainer" for the CoV to satisfy the public's demands for additional housing (rental units) while not increasing the foot print size of the lot.



What specific concerns do you have about this rezoning proposal?

None. Honestly I think this is a great idea and an easy way to increase the housing rental stock in Vancouver, without changing the feel of the neighborhood. Broadway is already a transit corridor and the buildings should be high density!

If you take your comment sheet home, we request that you submit it to City staff by **August 8, 2019**, to allow time to incorporate your comments in the application process.

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Planning, Urban Design & Sustainability  
453 West 12th Avenue  
Vancouver, BC V5Y 1V4

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### Rezoning Application - 2538 Birch Street (formerly 1296 West Broadway)

Community Open House - Thursday June 27, 2019 | 5-8 pm

Name: s.22(1)

Address: s.22(1)

Postal Code: V3B80

E-mail Address: s.22(1)

Add to Notification List: ☐ Mailing address ☒ E-mail Address

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This rezoning application is being considered under the *Moderate Income Rental Housing Pilot Program*.

What are your general thoughts about this rezoning proposal?

I THINK THAT IS A GOOD PROJECT. IS TO  
INCORPORATED STUFF LIKE CHILDREN GAMES AND  
GREEN AREAS FOR THE PEOPLE.



What specific concerns do you have about this rezoning proposal?

If you take your comment sheet home, we request that you submit it to City staff by **August 8, 2019**, to allow time to incorporate your comments in the application process.

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Community Open House - Thursday June 27, 2019 | 5-8 pm

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This rezoning application is being considered under the *Moderate Income Rental Housing Pilot Program*.

What are your general thoughts about this rezoning proposal?

54 floors and we want more.

Growth is great for the economy

We want more housing & employment.

If you don't like it, move to the suburbs or mountains



What specific concerns do you have about this rezoning proposal?

If you take your comment sheet home, we request that you submit it to City staff by **August 8, 2019**, to allow time to incorporate your comments in the application process.

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Community Open House - Thursday June 27, 2019 | 5-8 pm

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Address: s.22(1) \_\_\_\_\_

Postal Code: V6H 1K3

E-mail Address: s.22(1) \_\_\_\_\_

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What are your general thoughts about this rezoning proposal?

↳ nothing that's fit to print - or at least polite to.

#### SPECIFIC OBJECTIONS / CONCERNS

- ① - the building is way too high on a corridor that feels cramped already.
- ② - the height of the building sets an alarming precedent.
- ③ - if the developer can't make money on a 16-storey rental building in Vancouver, then perhaps they should pursue another profession; saying



it only makes economic sense if its 28 stories is unbelievable, unlikely, and possibly an outright lie.

- ④ - insufficient number of controlled income units - should be at 50% of the units in the building

What specific concerns do you have about this rezoning proposal?

- ⑤ - not enough parking stalls - I live in this area and it's already really difficult to find parking near my building. I would suggest 150 stalls at least because in my experience, many market renters have 2 cars.
- ⑥ - insufficient greenery at ground level - needs more planters / trees.
- ⑦ - THERE IS NO NEIGHBOURHOOD PLAN IN PLACE to guarantee that all buildings aren't allowed to reach that height. That is sincerely terrifying.

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- ⑧ I would like a specific plan from the developer on how they are going to create a responsible, good citizen community in that building. Sticking some greenery on that flat bits doesn't guarantee good or cultural/social interactions between the tenants.



## COMMENT SHEET

### Rezoning Application - 2538 Birch Street (formerly 1296 West Broadway)

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E-mail Address: \_\_\_\_\_

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What are your general thoughts about this rezoning proposal?

Absolutely a bad idea! What about the integrity of the existing neighbourhood, the 10th Ave bicycle route + the existing 2-4 storey buildings that have been in that neighbourhood for 50-60 years. This project is driven by developer + city greed, if you're going to build it keep it a 16 stories, 28 has no place in my neighbourhood!



What specific concerns do you have about this rezoning proposal?

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**सबुची महत्वाची** विद्युत खखे किमे तरे किम स बुखम खखेदि  
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Planning, Urban Design & Sustainability  
453 West 12th Avenue  
Vancouver, BC V5Y 1V4

## COMMENT SHEET

### Rezoning Application - 2538 Birch Street (formerly 1296 West Broadway)

Community Open House - Thursday June 27, 2019 | 5-8 pm

Name: s.22(1)

Address: s.22(1)

Postal Code: V6K1G9

E-mail Address: \_\_\_\_\_

Add to Notification List: ☐ Mailing address ☐ E-mail Address

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- a total of 248 secured rental units (53 units are designated as MIRHPP units);
- commercial uses at grade;
- a total floor space ratio (FSR) of 10.52;
- a total floor area of 18,335 sq. m (197,359 sq. ft.);
- a maximum height of 84.25 m (276.40 ft.); and
- 187 underground parking stalls and 438 bike spaces.

This rezoning application is being considered under the *Moderate Income Rental Housing Pilot Program*.

What are your general thoughts about this rezoning proposal?

Ridiculously inappropriate. 16 yes, 28 no !!  
That monstrosity top heavy very tall new tower  
down town is as ugly & inappropriate as can be  
Please, please, spare us the monstrosity of  
anything similar on W. Broadway.  
Not again downtown. 16 OK, 28 no !!



What specific concerns do you have about this rezoning proposal?

28 1000 just too much

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Community Open House - Thursday June 27, 2019 | 5-8 pm

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- 187 underground parking stalls and 438 bike spaces.

This rezoning application is being considered under the *Moderate Income Rental Housing Pilot Program*.

What are your general thoughts about this rezoning proposal?

I support this project as it will advance 'affordable' housing and provide a visual stimulus to further development opportunities along the same idea.



What specific concerns do you have about this rezoning proposal?

If you take your comment sheet home, we request that you submit it to City staff by **August 8, 2019**, to allow time to incorporate your comments in the application process.

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- 187 underground parking stalls and 438 bike spaces.

This rezoning application is being considered under the *Moderate Income Rental Housing Pilot Program*.

What are your general thoughts about this rezoning proposal?

I support 28 storey.



What specific concerns do you have about this rezoning proposal?

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## COMMENT SHEET

### Rezoning Application - 2538 Birch Street (formerly 1296 West Broadway)

Community Open House - Thursday June 27, 2019 | 5-8 pm

Name: \_\_\_\_\_

Address: s.22(1) \_\_\_\_\_ Postal Code: V6H 1K4

E-mail Address: s.22(1) \_\_\_\_\_

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- 187 underground parking stalls and 438 bike spaces.

This rezoning application is being considered under the *Moderate Income Rental Housing Pilot Program*.

What are your general thoughts about this rezoning proposal?

I think it looks great. I live very close by and do not understand why there isn't already greater density.

- I think approval of this rezoning is essential to ensuring that there will be appropriate density of housing along what will (hopefully) become the Broadway subway route; <sup>in particular because</sup> ~~and that~~ it will be done in a time-frame that co-incides with the subway and greater Broadway corridor plans.



What specific concerns do you have about this rezoning proposal?

Only that it will be substantially delayed due to neighbourhood groups that are not truly representative of the community but are very vocal, and have the time and resources to attend events and send correspondence to the city. Most of my friends and co-workers who live in this area can't attend these types of events due to other commitments.

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## COMMENT SHEET

### Rezoning Application - 2538 Birch Street (formerly 1296 West Broadway)

Community Open House - Thursday June 27, 2019 | 5-8 pm

Name: s.22(1)  
Address: s.22(1) Vancouver Postal Code: V6P 3M2  
E-mail Address: s.22(1)  
Add to Notification List: ☐ Mailing address ☒ E-mail Address

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- 187 underground parking stalls and 438 bike spaces.

This rezoning application is being considered under the *Moderate Income Rental Housing Pilot Program*.

What are your general thoughts about this rezoning proposal?

I think it is quite well designed. I like the look of it. That there is lots of patio space, that affordability has been considered and the environment. As it will be near a Skytrain I think it's important to have that density.



What specific concerns do you have about this rezoning proposal?

The 1 concern I have is the clarity around the area & heights of buildings. Will all the buildings along W. Broadway be this height? Also, I think that should be communicated.

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## COMMENT SHEET

### Rezoning Application - 2538 Birch Street (formerly 1296 West Broadway)

Community Open House - Thursday June 27, 2019 | 5-8 pm

Address:

s.22(1)

Postal Code:

V6H 1K2

E-mail Address:

s.22(1)

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- 187 underground parking stalls and 438 bike spaces.

This rezoning application is being considered under the *Moderate Income Rental Housing Pilot Program*.

What are your general thoughts about this rezoning proposal?

- I support this proposal
- the city needs more housing supply
- we must plan for the future.
- Density in the center of Vancouver helps reduce traffic congestion in the region. & supports retail stores.

- Thank you,

s.22(1)

s.22(1)



What specific concerns do you have about this rezoning proposal?

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E-mail Address: s.22(1)  
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- 187 underground parking stalls and 438 bike spaces.

This rezoning application is being considered under the *Moderate Income Rental Housing Pilot Program*.

What are your general thoughts about this rezoning proposal?

- Couldn't be more supportive.
- We must increase the inventory of rental housing and building up is the only ~~set~~ solution
- Broadway at/near Cambie/Granville is ideal location
- the housing crisis outweighs any concerns neighbours may have
- low/medium rise housing (the status quo) worked fine when we were a small city, but not any more.
- Council pls approve



What specific concerns do you have about this rezoning proposal?

None.

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- 187 underground parking stalls and 438 bike spaces.

This rezoning application is being considered under the *Moderate Income Rental Housing Pilot Program*.

What are your general thoughts about this rezoning proposal?

I hate it. I live @ s.22(1) in an older building. I have been there for more than 30 year. You are ruining my lovely quiet neighbourhood! I am a s.22(1) on a limited income. I cannot afford what you think is a "reasonable" rental rate.



What specific concerns do you have about this rezoning proposal?

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**اطلاعات مهم** لطفا درخواست کنید این اطلاعات را برای شما ترجمه کنند



## COMMENT SHEET

### Rezoning Application - 2538 Birch Street (formerly 1296 West Broadway)

Community Open House - Thursday June 27, 2019 | 5-8 pm

Name: \_\_\_\_\_

Address: \_\_\_\_\_

s.22(1)

Postal Code: \_\_\_\_\_

V6H 1K4

E-mail Address: \_\_\_\_\_

Add to Notification List: ☐ Mailing address ☐ E-mail Address

The City of Vancouver has received an application to rezone 2538 Birch Street (formerly 1296 West Broadway) from CD-1 (708) (Comprehensive Development) to CD-1(Comprehensive Development).

The proposal is for a 28-storey mixed-use building that includes:

- a total of 248 secured rental units (53 units are designated as MIRHPP units);
- commercial uses at grade;
- a total floor space ratio (FSR) of 10.52;
- a total floor area of 18,335 sq. m (197,359 sq. ft.);
- a maximum height of 84.25 m (276.40 ft.); and
- 187 underground parking stalls and 438 bike spaces.

This rezoning application is being considered under the *Moderate Income Rental Housing Pilot Program*.

What are your general thoughts about this rezoning proposal?

This is exactly what the city needs more of. We need new homes. Lots of new homes.

Don't let NIMBY short-sighted attitudes hurt those who would benefit from these type of projects.

This is progress. We need strong leaders to stand up for a better future. Approve it.



What specific concerns do you have about this rezoning proposal?

If you take your comment sheet home, we request that you submit it to City staff by **August 8, 2019**, to allow time to incorporate your comments in the application process.

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## COMMENT SHEET

### Rezoning Application - 2538 Birch Street (formerly 1296 West Broadway)

Community Open House - Thursday June 27, 2019 | 5-8 pm

Name: s.22(1)

Address: s.22(1) Postal Code: V6H1J2

E-mail Address: s.22(1)

Add to Notification List: ☐ Mailing address ☐ E-mail Address

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- a maximum height of 84.25 m (276.40 ft.); and
- 187 underground parking stalls and 438 bike spaces.

This rezoning application is being considered under the *Moderate Income Rental Housing Pilot Program*.

What are your general thoughts about this rezoning proposal?

- 28 FLOORS IS TOO HIGH FOR OUR NEIGHBOURHOOD ✓
- I DO NOT WANT TO START A PRECEDENT
  - NOT ENOUGH PARKING IN NEIGHBOURHOOD - RESIDENTS DO HAVE VISITORS!
  - 16 FLOORS WAS APPROVED, LEAVE IT AS IS



What specific concerns do you have about this rezoning proposal?

If you take your comment sheet home, we request that you submit it to City staff by **August 8, 2019**, to allow time to incorporate your comments in the application process.

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Community Open House - Thursday June 27, 2019 | 5-8 pm

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Address: \_\_\_\_\_ s.22(1) \_\_\_\_\_ Postal Code: \_\_\_\_\_

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- a maximum height of 84.25 m (276.40 ft.); and
- 187 underground parking stalls and 438 bike spaces.

This rezoning application is being considered under the *Moderate Income Rental Housing Pilot Program*.

What are your general thoughts about this rezoning proposal?

- I think it represents an impressive & logical example of what the future of west broadway should look like.
- It is a nicely designed building w/ attractive finishes.
- My primary concern is that it is not high enough given its location between 2 future rapid transit stations. The city has limited land, especially along the broadway transit corridor & w/ the city rapidly growing, I think we need to encourage at a minimum, 40 storage buildings on West Broadway. This is the best way to make our city accommodating for more people at a more reasonable price.



- It's great that the project has communal amenity areas & public art,
- I'd like to see more projects like this on the west side of Vancouver so that our police officers, nurses & fighters have places to live

What specific concerns do you have about this rezoning proposal?

- My primary concern is how much <sup>presence</sup> ~~participation~~ the NIMBY crowd has at this event & that ~~these~~ their interests do not match the greater needs of our city & the majority of its citizens
- we need a better <sup>input</sup> process than this so that the people who in the future would live in this building & who would enjoy it as a home, also have a voice. There are seemingly hundreds of people against this project here tonight & none of them will live there. They are robbing others of the opportunity to join what is a great community.

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- 187 underground parking stalls and 438 bike spaces.

This rezoning application is being considered under the *Moderate Income Rental Housing Pilot Program*.

What are your general thoughts about this rezoning proposal?

Strongly opposed to this 28 story plan. Need  
to keep in alignment with current zoning  
for height and green space.



What specific concerns do you have about this rezoning proposal?

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Community Open House - Thursday June 27, 2019 | 5-8 pm

Name: s.22(1)

Address: s.22(1), Vancouver Postal Code: V5R 6C5

E-mail Address: s.22(1)

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- 187 underground parking stalls and 438 bike spaces.

This rezoning application is being considered under the *Moderate Income Rental Housing Pilot Program*.

What are your general thoughts about this rezoning proposal?

- The building looks great
- Great location for transit-oriented development
- I like the use of MIRHPP as a way to build affordable rental



What specific concerns do you have about this rezoning proposal?

- I think there are too many ~~many~~ parking stalls — I live in a 20-storey tower with three levels of parking, and the parking lot is barely half-full. The need for parking will be further reduced by the SkyTrain extension, and could be reduced even further by providing dedicated stalls for car-sharing services (car2go, etc.)

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s.22(1)

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s.22(1)

Address:

Postal Code:

V6H4B9

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- 187 underground parking stalls and 438 bike spaces.

This rezoning application is being considered under the *Moderate Income Rental Housing Pilot Program*.

What are your general thoughts about this rezoning proposal?

I believe that the maximum # of floors in the bldg should be 11 (or 12) eleven vs. 28 floors to respect the residential atmosphere & respecting the people & their needs who live in the area



What specific concerns do you have about this rezoning proposal?



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Community Open House - Thursday June 27, 2019 | 5-8 pm

Name: s.22(1)

Address: s.22(1)

VANCOUVER

Postal Code: V6B 0H7

E-mail Address: s.22(1)

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What are your general thoughts about this rezoning proposal?

BRILLIANT IDEA, WOULD HELP START THE  
TRANSFORMATION OF THE AREA TO A BETTER  
PLACE FOR ALL



What specific concerns do you have about this rezoning proposal?

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Postal Code: V6H 0A4

E-mail Address: \_\_\_\_\_

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What are your general thoughts about this rezoning proposal?

STRONGLY OPPOSED A WALL OF  
IT IS THE FIRST STEP TO MANY 20 STOREY BUILDINGS  
ALONG BROADWAY FROM CAMBLE TO BULLARD  
THAT WILL BLOCK VIEWS AND  
COMPLETELY CHANGE THE URBAN CANESCAPE  
~~AND HUMAN~~ SIZE



What specific concerns do you have about this rezoning proposal?

IT WILL LEAD TO REZONING OF ALL OF BROADWAY  
BETWEEN OAK AND CRANVILLE AND BEYOND  
TO ALLOW 28 STOREYS.

BROADWAY WILL THEN LOOK LIKE METROTOWN  
THE HUMAN SCALE FEEL OF BROADWAY  
WILL BE LOST

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s.22(1)

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Address:

Postal Code:

V6H 1G9

E-mail Address:

already on email.

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- a maximum height of 84.25 m (276.40 ft.); and
- 187 underground parking stalls and 438 bike spaces.

This rezoning application is being considered under the *Moderate Income Rental Housing Pilot Program*.

What are your general thoughts about this rezoning proposal?

28 Storeys is too high.  
for a neighbourhood.



What specific concerns do you have about this rezoning proposal?

If you take your comment sheet home, we request that you submit it to City staff by **August 8, 2019**, to allow time to incorporate your comments in the application process.

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Planning, Urban Design & Sustainability  
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**اطلاعات مهم** لطفا در خواست کنید این اطلاعات را برای شما ترجمه کنند

## COMMENT SHEET

## Rezoning Application - 2538 Birch Street (formerly 1296 West Broadway)

Community Open House - Thursday June 27, 2019 | 5-8 pm

Name: s.22(1)

Address: Vancouver Postal Code: V6S0J1

E-mail Address: \_\_\_\_\_ s.22(1)

Add to Notification List: ☐ Mailing address ☐ E-mail Address

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- 187 underground parking stalls and 438 bike spaces.

This rezoning application is being considered under the *Moderate Income Rental Housing Pilot Program*.

What are your general thoughts about this rezoning proposal?

I ~~st~~ support



What specific concerns do you have about this rezoning proposal?

If you take your comment sheet home, we request that you submit it to City staff by **August 8, 2019**, to allow time to incorporate your comments in the application process.

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## COMMENT SHEET

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Community Open House - Thursday June 27, 2019 | 5-8 pm

Address: s.22(1) Postal Code: \_\_\_\_\_  
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- 187 underground parking stalls and 438 bike spaces.

This rezoning application is being considered under the *Moderate Income Rental Housing Pilot Program*.

What are your general thoughts about this rezoning proposal?

*28 is not enough! Keep them coming*



What specific concerns do you have about this rezoning proposal?

If you take your comment sheet home, we request that you submit it to City staff by **August 8, 2019**, to allow time to incorporate your comments in the application process.

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## COMMENT SHEET

### Rezoning Application - 2538 Birch Street (formerly 1296 West Broadway)

Community Open House - Thursday June 27, 2019 | 5-8 pm

Name: s.22(1)

Address: s.22(1) Postal Code: V6H1K2

E-mail Address: s.22(1)

Add to Notification List: ☐ Mailing address ☒ E-mail Address

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- 187 underground parking stalls and 438 bike spaces.

This rezoning application is being considered under the *Moderate Income Rental Housing Pilot Program*.

What are your general thoughts about this rezoning proposal?

yes, yes, yes - we NEED  
more housing of all sorts.  
YIMBY!!



What specific concerns do you have about this rezoning proposal?

I wholeheartedly support 28 STORES

- FUTURE - PEOPLE -

FUTURE

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E-mail Address: s.22(1)

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This rezoning application is being considered under the *Moderate Income Rental Housing Pilot Program*.

What are your general thoughts about this rezoning proposal?

I support



What specific concerns do you have about this rezoning proposal?

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Postal Code:

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- 187 underground parking stalls and 438 bike spaces.

This rezoning application is being considered under the *Moderate Income Rental Housing Pilot Program*.

What are your general thoughts about this rezoning proposal?

I ~~find~~ find the building to be too tall and out of scale for the neighbourhood.

Please don't increase Vancouver's density this way. Let's create livable, gentle-density neighbourhoods with ground-oriented, walkable homes with a mix of housing options.



Let's put parks and community centres -  
Public amenities in place and then develop  
around them. This development stresses ~~our~~  
~~the~~ this area FAR more than it helps it.

What specific concerns do you have about this rezoning proposal?

Please don't build another Metrotown all  
strung along the Broadway Corridor.

Spot rezoning is exhausting for our  
neighbourhoods.

Please develop a process for each neighbourhood  
to plan for increased density. There is an  
appetite for this!

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## COMMENT SHEET

### Rezoning Application - 2538 Birch Street (formerly 1296 West Broadway)

Community Open House - Thursday June 27, 2019 | 5-8 pm

Name: s.22(1)

Address: s.22(1) Postal Code: V6B 7K9

E-mail Address: s.22(1)

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- a maximum height of 84.25 m (276.40 ft.); and
- 187 underground parking stalls and 438 bike spaces.

This rezoning application is being considered under the *Moderate Income Rental Housing Pilot Program*.

What are your general thoughts about this rezoning proposal?

having a family of four and possibility of 248 secure rental units is  
what we need, especially with the rising affordability Vancouver is  
facing



What specific concerns do you have about this rezoning proposal?

none

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Community Open House - Thursday June 27, 2019 | 5-8 pm

Name: s.22(1)

Address: s.22(1) Postal Code: V5Z1B8

E-mail Address: s.22(1)

Add to Notification List: ☐ Mailing address ☒ E-mail Address

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- 187 underground parking stalls and 438 bike spaces.

This rezoning application is being considered under the *Moderate Income Rental Housing Pilot Program*.

What are your general thoughts about this rezoning proposal?

I SUPPORT THE PROJECT IN GENERAL

I SUPPORT MORE DENSITY & AS MUCH  
AFFORDABLE RENTAL AS POSSIBLE



What specific concerns do you have about this rezoning proposal?

I REALLY HOPE THAT THEY DO THE  
THE MOST THEY CAN TO MAKE THE  
DEVELOPMENT & THE CONSTRUCTION AS  
ENVIRONMENTALLY SENSITIVE AS POSSIBLE.

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Name: s.22(1)

Address: s.22(1) Postal Code: V2K2B3

E-mail Address: s.22(1)

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- 187 underground parking stalls and 438 bike spaces.

This rezoning application is being considered under the *Moderate Income Rental Housing Pilot Program*.

What are your general thoughts about this rezoning proposal?

*This Project should be as large as possible  
as there is a serious lack of housing*



What specific concerns do you have about this rezoning proposal?

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**اطلاعات مهم** لطفاً درخواست کنید این اطلاعات را برای شما ترجمه کنند



## COMMENT SHEET

### Rezoning Application - 2538 Birch Street (formerly 1296 West Broadway)

Community Open House - Thursday June 27, 2019 | 5-8 pm

Name: s.22(1)

Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Add to Notification List: ☐ Mailing address ☐ E-mail Address

The City of Vancouver has received an application to rezone 2538 Birch Street (formerly 1296 West Broadway) from CD-1 (708) (Comprehensive Development) to CD-1(Comprehensive Development).

The proposal is for a 28-storey mixed-use building that includes:

- a total of 248 secured rental units (53 units are designated as MIRHPP units);
- commercial uses at grade;
- a total floor space ratio (FSR) of 10.52;
- a total floor area of 18,335 sq. m (197,359 sq. ft.);
- a maximum height of 84.25 m (276.40 ft.); and
- 187 underground parking stalls and 438 bike spaces.

This rezoning application is being considered under the *Moderate Income Rental Housing Pilot Program*.

What are your general thoughts about this rezoning proposal?

28 Storeys is too high for a neighbourhood - -  
And, were not downtown, when 28 is  
acceptable.

The human scale of a neighbourhood allows for  
a different way of being from being  
overwhelmed by height.

I appreciate AFFORDABLE rents are vital to



Vancouver - Affordable needs to be guaranteed.

What specific concerns do you have about this rezoning proposal?

The increased traffic will also be a concern,  
despite the fantastic public transit  
available.

If you take your comment sheet home, we request that you submit it to City staff by August 8, 2019, to allow time to incorporate your comments in the application process.

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## COMMENT SHEET

### Rezoning Application - 2538 Birch Street (formerly 1296 West Broadway)

Community Open House - Thursday June 27, 2019 | 5-8 pm

Name: s.22(1)

Address: s.22(1)

Postal Code: V6H 1N3

E-mail Address: s.22(1)

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- a total floor area of 18,335 sq. m (197,359 sq. ft.);
- a maximum height of 84.25 m (276.40 ft.); and
- 187 underground parking stalls and 438 bike spaces.

This rezoning application is being considered under the *Moderate Income Rental Housing Pilot Program*.

What are your general thoughts about this rezoning proposal?

It is outrageous that the City is even considering this application. This building will change the landscape of Broadway. It will set a precedent for other huge towers. This building will send a shadow on the way to water of False Creek.

This project will change the community that has been here for decades. It will affect the rents in the 3 story buildings many of whom are seniors on fixed incomes.



What specific concerns do you have about this rezoning proposal?

Please reconsider ~~you~~ the application -

The Broadway Plan should be done before  
this 'height' is approved.

If you take your comment sheet home, we request that you submit it to City staff by **August 8, 2019**, to allow time to incorporate your comments in the application process.

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## COMMENT SHEET

### Rezoning Application - 2538 Birch Street (formerly 1296 West Broadway)

Community Open House - Thursday June 27, 2019 | 5-8 pm

Name: s.22(1)

Address: s.22(1) Postal Code: V6H 3W4

E-mail Address: s.22(1)

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- a maximum height of 84.25 m (276.40 ft.); and
- 187 underground parking stalls and 438 bike spaces.

This rezoning application is being considered under the *Moderate Income Rental Housing Pilot Program*.

What are your general thoughts about this rezoning proposal?

I HAVE LIVED AT FAIRVIEW VILLAGE FOR CLOSE TO 30 YEARS  
AND LOVE THE FACT THAT I CAN SEE THE SKY AS SOON  
AS I GET ON BROADWAY. THE NOTION OF A BUILDING  
OVER 15-16 FLOORS - BLOCKING THE LIGHT AND SKY IS  
PROFOUNDLY UNSETTLING. WALKING FROM BIRTH TO  
THE HOLIDAY INN I AM EVEN MORE CONVINCED THAT  
THE HEIGHT OF A BUILDING THAT SIZE - DOUBLE THE CURRENT  
HEIGHTS IS FRIGHTENINGLY DISRUPTIVE TO OUR NEIGHBOURHOOD  
AND INDEED WILL SET A PRECEDENT THAT WILL HAVE  
A SIGNIFICANTLY NEGATIVE EFFECT ON OUR COMMUNITY



What specific concerns do you have about this rezoning proposal?

DOUBLING THE EXISTING HEIGHT OF BUILDINGS ALONG THAT SECTION OF BROADWAY WILL TRANSFORM OUR NEIGHBOURHOOD INTO SOMETHING THAT RESEMBLES DOWNTOWN — AN ENVIRONMENT THAT I WOULD PREFER NOT TO LIVE IN.

FAIRVIEW IS A MODERATELY DENSE AREA AND A WELCOME RELIEF FROM DOWNTOWN.

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## COMMENT SHEET

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Name: s.22(1)  
Address: s.22(1) Postal Code: V6H 2T5  
E-mail Address: s.22(1)  
Add to Notification List: ☐ Mailing address ☐ E-mail Address

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This rezoning application is being considered under the *Moderate Income Rental Housing Pilot Program*.

What are your general thoughts about this rezoning proposal?

I am in support of this project.  
It looks like it has been well designed, well  
thought out to be in keeping w/ the  
neighbourhood.  
Our city is in dire need of rental  
units. This Vancouver's biggest problem.



What specific concerns do you have about this rezoning proposal?

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## COMMENT SHEET

### Rezoning Application - 2538 Birch Street (formerly 1296 West Broadway)

Community Open House - Thursday June 27, 2019 | 5-8 pm

Name: \_\_\_\_\_

Address: s.22(1) \_\_\_\_\_ Postal Code: V5M 2S7

E-mail Address: s.22(1) \_\_\_\_\_

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- 187 underground parking stalls and 438 bike spaces.

This rezoning application is being considered under the *Moderate Income Rental Housing Pilot Program*.

What are your general thoughts about this rezoning proposal?

IT DELIVERS MUCH NEEDED RENTAL  
HOUSING. THE SCALE OF THE PROJECT  
IS JUSTIFIED GIVEN THE NEED TO  
HAVE NEW DEVELOPMENT BUILDINGS  
PLANNED FOR 30-50 YEARS OF  
POPULATION GROWTH & CHANGE.

RENTAL PROTECTS OF THIS SCALE  
ARE NEEDED!



What specific concerns do you have about this rezoning proposal?

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## COMMENT SHEET

## Rezoning Application - 2538 Birch Street (formerly 1296 West Broadway)

Community Open House - Thursday June 27, 2019 | 5-8 pm

Name: s.22(1)

Address: s.22(1)

New nest

Postal Code: V3L 2T4

E-mail Address: s.22(1)

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- 187 underground parking stalls and 438 bike spaces.

This rezoning application is being considered under the *Moderate Income Rental Housing Pilot Program*.

What are your general thoughts about this rezoning proposal?

This project is a great step towards inclusiveness going to address the shortage of quality rental housing. The 20% affordable housing will ~~add to~~ ensure that average income family who work in the city also have some opportunities to live in the city near their work. Liveability in Vancouver seems to be deteriorating for the younger generation and the City should encourage developers to add more density in projects where there is a commitment to include rental



Units tied to incomes.

What specific concerns do you have about this rezoning proposal?

Cities should encourage greater density for projects that include affordable housing.

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This rezoning application is being considered under the *Moderate Income Rental Housing Pilot Program*.

What are your general thoughts about this rezoning proposal?

- Why not 16 floors?
- Who can afford the rental rates?
- This building will be not be close to a station.
- We give one block away and we are experiencing parking problems now.



What specific concerns do you have about this rezoning proposal?

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## COMMENT SHEET

### Rezoning Application - 2538 Birch Street (formerly 1296 West Broadway)

Community Open House - Thursday June 27, 2019 | 5-8 pm

Address: s.22(1) s.22(1) Name: s.22(1) Postal Code: V5Z 1Z9  
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What are your general thoughts about this rezoning proposal?

*It's fine, but....*

*It's an example of continuation of classist ~~land use~~,  
land use, concentrating apartments in ~~small~~ the small  
amount of land north of 16<sup>th</sup> ave. I am  
disappointed it is ~~a~~ not in Shaughnessy.*

*The building, ~~its~~ its size, shape, design will have no  
impact on my quality of life, but cars will.  
Providing parking and keeping street parking  
cheap will destroy a neighbourhood, the building  
and the people ~~will~~ ~~are~~ are fine, but we need  
fewer cars.*



What specific concerns do you have about this rezoning proposal?

Too much parking  
Curb parking is too cheap - should be \$300+/month  
Bulldozing is perpetuating destructive legacy of Harold  
Bartholomew, increasing density in the densest areas  
while Dunbar, Shaughnessy and West Point Grey  
get nothing.

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Planning, Urban Design & Sustainability  
453 West 12th Avenue  
Vancouver, BC V5Y 1V4



## COMMENT SHEET

### Rezoning Application - 2538 Birch Street (formerly 1296 West Broadway)

Community Open House - Thursday June 27, 2019 | 5-8 pm

Name:

Address: s.22(1) s.22(1) Postal Code: V6H 4G8

E-mail Address: s.22(1)

Add to Notification List: ☐ Mailing address ☐ E-mail Address

The City of Vancouver has received an application to rezone 2538 Birch Street (formerly 1296 West Broadway) from CD-1 (708) (Comprehensive Development) to CD-1(Comprehensive Development).

The proposal is for a 28-storey mixed-use building that includes:

- a total of 248 secured rental units (53 units are designated as MIRHPP units);
- commercial uses at grade;
- a total floor space ratio (FSR) of 10.52;
- a total floor area of 18,335 sq. m (197,359 sq. ft.);
- a maximum height of 84.25 m (276.40 ft.); and
- 187 underground parking stalls and 438 bike spaces.

This rezoning application is being considered under the *Moderate Income Rental Housing Pilot Program*.

What are your general thoughts about this rezoning proposal?

① I wonder how much more profit will the developer make by adding more stories? When is enough enough?

② The building, while beautiful, is not in keeping with the "quietness" & "charm" of the neighbourhood. It is too tall. 16 stories is enough.

③ The building sits already at a very high elevation of Broadway. It sticks out like a sore thumb. However, almost everyone in the neighbourhood feels it is a fair accompli. — We are all very disappointed.



What specific concerns do you have about this rezoning proposal?

If you take your comment sheet home, we request that you submit it to City staff by August 8, 2019, to allow time to incorporate your comments in the application process.

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Website: [vancouver.ca/rezapps](http://vancouver.ca/rezapps) - search by address or map.

Contact: Sarah Crowley and Marcel Gelein, Rezoning Planners  
E-mail: [2538Birch@vancouver.ca](mailto:2538Birch@vancouver.ca)

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## COMMENT SHEET

### Rezoning Application - 2538 Birch Street (formerly 1296 West Broadway)

Community Open House - Thursday June 27, 2019 | 5-8 pm

Name: s.22(1)

Address: s.22(1)

Postal Code: V6S 0C9

E-mail Address: s.22(1)

Add to Notification List: ☐ Mailing address ☐ E-mail Address N/A

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- 187 underground parking stalls and 438 bike spaces.

This rezoning application is being considered under the *Moderate Income Rental Housing Pilot Program*.

What are your general thoughts about this rezoning proposal?

I live in a 4 story, purpose built rental from the 60/70s approx. Thankfully it's been gutted & renovated BUT that means I am paying THANKFULLY 4.75x my gross income. This is because it has been terribly difficult to build rental - let alone brand new rental that is below market - by developers. I sympathize that this is a change - but I give my support to this project so that there are new opportunities to continue to live in my community.



What specific concerns do you have about this rezoning proposal?

Regarding shadowing on the north side of Birch Road. Because of slope my only concern is icy roads in winter from less sun exposure.

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## COMMENT SHEET

### Rezoning Application - 2538 Birch Street (formerly 1296 West Broadway)

Community Open House - Thursday June 27, 2019 | 5-8 pm

Name: \_\_\_\_\_

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- a maximum height of 84.25 m (276.40 ft.); and
- 187 underground parking stalls and 438 bike spaces.

This rezoning application is being considered under the *Moderate Income Rental Housing Pilot Program*.

What are your general thoughts about this rezoning proposal?

FUCK YES



What specific concerns do you have about this rezoning proposal?

If you take your comment sheet home, we request that you submit it to City staff by **August 8, 2019**, to allow time to incorporate your comments in the application process.

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## COMMENT SHEET

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Community Open House - Thursday June 27, 2019 | 5-8 pm

Address: under the Bridge Name: Sure Postal Code:         
E-mail Address:         
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This rezoning application is being considered under the *Moderate Income Rental Housing Pilot Program*.

What are your general thoughts about this rezoning proposal?

I WANT  
58 FLOORS



What specific concerns do you have about this rezoning proposal?

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## COMMENT SHEET

### Rezoning Application - 2538 Birch Street (formerly 1296 West Broadway)

Community Open House - Thursday June 27, 2019 | 5-8 pm

Name: s.22(1)  
Address: s.22(1) Postal Code: V6H 1G6  
E-mail Address: s.22(1)  
Add to Notification List: ☐ Mailing address ☒ E-mail Address

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- 187 underground parking stalls and 438 bike spaces.

This rezoning application is being considered under the *Moderate Income Rental Housing Pilot Program*.

What are your general thoughts about this rezoning proposal?

The build at 28 storeys is too tall  
for the surrounding area - in fact the whole  
Broadway Corridor except for V6H.  
The people in the neighbourhood did not  
have any objections to the original reasonable  
16 Storey approved Tower.



It is not that the neighbourhood objects  
to the 16 story Building as originally approved  
To almost double it in height is totally  
unreasonable.

What specific concerns do you have about this rezoning proposal?

The total height of the 28 storey is  
unreasonable. It is out of character with  
the neighbourhood planning. If it gets  
approved, it will change the whole nature  
of the Broadway corridor to a "Brantwood" like  
neighbourhood.

If you take your comment sheet home, we request that you submit it to City staff by August 8, 2019, to allow time to incorporate your comments in the application process.

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## COMMENT SHEET

### Rezoning Application - 2538 Birch Street (formerly 1296 West Broadway)

Community Open House - Thursday June 27, 2019 | 5-8 pm

Name: s.22(1)

Address: \_\_\_\_\_

Postal Code: V6K 2W9

E-mail Address: \_\_\_\_\_

s.22(1)

Add to Notification List: ☐ Mailing address ☒ E-mail Address  
*no. Already on.*

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- a maximum height of 84.25 m (276.40 ft.); and
- 187 underground parking stalls and 438 bike spaces.

This rezoning application is being considered under the *Moderate Income Rental Housing Pilot Program*.

What are your general thoughts about this rezoning proposal?

If we want to be an actual city with services, commerce and everything a "world class" city has, then we have to densify! As beautiful as low-rise and residential detached homes are, they simply do not fit as many people.

This development will be located next to vital public transit lines and seems to be offering much needed rental housing. How else can this occur without going higher? Downtown is only so big and Vancouver West is just as viable and bustling, but a way better place for families (the ideal candidates for this project) to be. These schools downtown are closing and we're getting new ones!



What specific concerns do you have about this rezoning proposal?

Will it be too high? I'm not sure, but ~~it~~ given Vancouver housing prices, how else can you find a project like this?  
~~My~~ My concern is for those against this - will we ever not be able to grow?

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## COMMENT SHEET

### Rezoning Application - 2538 Birch Street (formerly 1296 West Broadway)

Community Open House - Thursday June 27, 2019 | 5-8 pm

Address: s.22(1) s.22(1) Name: s.22(1) Postal Code: V6K 2W9  
E-mail Address: \_\_\_\_\_  
Add to Notification List: ☒ Mailing address ☐ E-mail Address

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- 187 underground parking stalls and 438 bike spaces.

This rezoning application is being considered under the *Moderate Income Rental Housing Pilot Program*.

What are your general thoughts about this rezoning proposal?

Much needed for our city.  
Near transportation - love the access.  
Affordable!!!



What specific concerns do you have about this rezoning proposal?

I do not have any.

If you take your comment sheet home, we request that you submit it to City staff by **August 8, 2019**, to allow time to incorporate your comments in the application process.

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## COMMENT SHEET

### Rezoning Application - 2538 Birch Street (formerly 1296 West Broadway)

Community Open House - Thursday June 27, 2019 | 5-8 pm

Name: \_\_\_\_\_

Address: s.22(1) \_\_\_\_\_ Postal Code: V6A1B6

E-mail Address: s.22(1) \_\_\_\_\_

Add to Notification List: ☐ Mailing address ☐ E-mail Address

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- 187 underground parking stalls and 438 bike spaces.

This rezoning application is being considered under the *Moderate Income Rental Housing Pilot Program*.

What are your general thoughts about this rezoning proposal?

I notice only 53 of the 248 units are MIRHPP, leaving the remaining 195 as full market rental. Positioning the project as good for renters is a bit misleading. The city spent a lot of time previously researching & setting the plan at 12 stories. Why ignore it now? Yes, I believe densification is required along the Broadway corridor. Changing from 2 to 12 stories along needs that goal. 28 is 16 stories HIGHER than currently allowed. It will shadow the entire area north of the location throughout the day. It will alter the entire character of the neighborhood.

Rezoning is supposed to result in neighborhood improvements, but the developer



has not offered greenspace, daycare, a community house - existing residents will not benefit, but instead be penalized.  
As a precedent, this will only be the first in a possible wall of towers that will irrevocably make the entire Fairview area worse off.

What specific concerns do you have about this rezoning proposal?

16 floors - YES

28 floors - not in this location → pick a more appropriate one.

If you take your comment sheet home, we request that you submit it to City staff by **August 8, 2019**, to allow time to incorporate your comments in the application process.

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**اطلاعات مهم** لطفاً درخواست کنید این اطلاعات را برای شما ترجمه کنند



## COMMENT SHEET

### Rezoning Application - 2538 Birch Street (formerly 1296 West Broadway)

Community Open House - Thursday June 27, 2019 | 5-8 pm

Name: s.22(1)

Address: s.22(1) Postal Code: V6Z 2X5

E-mail Address: s.22(1)

Add to Notification List: ☐ Mailing address ☐ E-mail Address

The City of Vancouver has received an application to rezone 2538 Birch Street (formerly 1296 West Broadway) from CD-1 (708) (Comprehensive Development) to CD-1(Comprehensive Development).

The proposal is for a 28-storey mixed-use building that includes:

- a total of 248 secured rental units (53 units are designated as MIRHPP units);
- commercial uses at grade;
- a total floor space ratio (FSR) of 10.52;
- a total floor area of 18,335 sq. m (197,359 sq. ft.);
- a maximum height of 84.25 m (276.40 ft.); and
- 187 underground parking stalls and 438 bike spaces.

This rezoning application is being considered under the *Moderate Income Rental Housing Pilot Program*.

What are your general thoughts about this rezoning proposal?

I LIKE THE IDEA. AFFORDABILITY IS THE BIGGEST ISSUE  
AMONG YOUNG PEOPLE AND FAMILIES. I AM SUPPORTING  
ANYTHING THAT WILL KEEP MY CHILDREN IN THIS  
CITY AND CHANGE SOCIAL INFRASTRUCTURE IN  
VANCOUVER.



What specific concerns do you have about this rezoning proposal?

If you take your comment sheet home, we request that you submit it to City staff by **August 8, 2019**, to allow time to incorporate your comments in the application process.

*Please note, while the names and addresses are not shared, any response to this proposal is deemed to be public information. The information is collected by the City of Vancouver under the authority of the Freedom of Information and Protection of Privacy Act. Questions about this may be directed to the Director, Access to Information at 453 West 12th Avenue, Vancouver, British Columbia, V5Y 1V4 or via telephone at 604-873-7999.*

For more information or to submit comments regarding this proposal online or by mail:

Website: [vancouver.ca/rezapps](http://vancouver.ca/rezapps)

Contact: Sarah Crowley and Marcel Gelein, Rezoning Planners  
E-mail: [2538Birch@vancouver.ca](mailto:2538Birch@vancouver.ca)

**IMPORTANT INFORMATION** Please have this translated  
**RENSEIGNEMENTS IMPORTANTS** Prière de les faire traduire  
**重要資訊** 請找人為您翻譯  
**重要資訊** 請找人為您翻譯  
**MAHALAGANG KAALAMAN** Mangyaring isalin ito  
**बहुवी महत्वपूर्ण** किराहा खखरे किमे खेले किम सा बुखाना खखरेकि  
**TINTÚCQUANTRỌNG** Xin hãy dịch sang tiếng Việt  
**INFORMACIÓN IMPORTANTE** Busque a alguien que le traduzca  
**중요정보** 번역해주세요  
**اطلاعات مهم** لطفاً درخواست کنید این اطلاعات را برای شما ترجمه کنند

City of Vancouver  
Planning, Urban Design & Sustainability  
453 West 12th Avenue  
Vancouver, BC V5Y 1V4