

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 1J7

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 think 16 stories is the maximum height
that should be allowed on this site.

I think that there will be lots of opportunities
all along Broadway to Alma to build
16 story mixed use buildings w rental +
MIRHPP units.

What specific concerns do you have about this rezoning proposal?

- > it sets a precedent for higher buildings.
- > a building this high will block a lot of daytime sun for the whole area - the shadow the building will cast is too too big.
- > there is already difficulty with parking in this area + this many units with less than 1 parking per unit will lead to even greater difficulty.

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

Contact: Sarah Crowley and Marcel Gelein, Rezoning Planners
E-mail: 2538Birch@vancouver.ca

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

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INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca
중요정보 번역을주세요
اطلاعات مهم لطفاً درخواست کنید این اطلاعات را برای شما ترجمه کنند

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V6H 1K6

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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 don't like it at all. I moved from the Metrotown area to get away from high rises. This building will be an eyesore. It will be right in my line of vision and tower over all the neighborhood.

What specific concerns do you have about this rezoning proposal?

all of it!

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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?

- 1 - Not contribute to the family / community of the AREA. Developers will be making huge rental profits for transient populations who will not raise a family in 378 sq ft units. People will rent temporarily & move on to create families and not care about the overall longterm wellbeing of the community.
- 2 - Huge traffic impact on cars leaving the building along Birch to downtown to avoid lights at Broadway.
- 3 - I will be living in the shadow of this building all year long. As it is I have to wait until June to get

Some sunlight which will not be eclipsed
By the Building.

4. Wind tunnel ~~also~~ effect along Broadway
already terrible - will only EXACERBATE it.

5. Colours of the "Art Work" on the Building are
What specific concerns do you have about this rezoning proposal? THOSE OF THE NEO NAZIS
KUKLUX KLAN and the THIRL BROTHER.

→ The Art work should be sensitive to
not only First Nations But the symbolism
of NEO NAZIS.

→ Maybe the Black White & Red colour
of NEO NAZIS should be rethought.

6 - Keep Building at 12-16 Floors
20 storeys is UNACCEPTABLE.

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What are your general thoughts about this rezoning proposal?

I AM TOTALLY SUPPORTIVE OF THE ORIGINAL 16 STORY BUILDING. I TOLD THIS TO MR PAPPADHIN AT HIS FIRST OPEN HOUSE

I CANNOT SUPPORT CITY COUNCIL'S PLANNING TO ALLOW BUILDING OF HIGHRISES JUST TO MEET ESTIMATED HOUSING NEEDS. DO THE NUMBER OF UNITS WHICH THE CITY PROJECT ARE NEARLY MATCH THE DEMAND - MY ANSWER - I DOUBT THE CITY'S HYPOTHESIS

THERE ARE NO BUILDINGS (WITH FEW EXCEPTIONS) ABOVE 12 STOREYS MAIN TO UBC - FALSE CREEK TO MARINE DRIVE - THE

DEVELOPMENTS FOR THE MOST PART ARE 6-12 STOREYS - DON'T ALLOW THE JANESEON GROUP TO INCREASE THE HEIGHT

What specific concerns do you have about this rezoning proposal?

- ① Increased traffic congestion on side streets & lanes
- ② Lack of street parking now - will be worse later
- ③ The limit of many - 16 or more storeys along Broadway
- ④ WAIVING OF DCC's shifts the infrastructure costs to other developers & taxpayers
- ⑤ ~~NO~~ FAMILY ORIENTED BUILDINGS NEED SCHOOLS, PARKS NEAR BY - NOT ON PLAYGROUNDS ON TOP OF BUILDINGS
- ⑥ 28 storeys is the thin edge of the wedge
- ⑦ You are destroying our neighbourhood

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What are your general thoughts about this rezoning proposal?

I SUPPORT 28

What specific concerns do you have about this rezoning proposal?

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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 against the rezoning application / plan of 2538 Birch Street.

1) There has been no neighbourhood plan. Until there is a neighbourhood plan (covering 16th Street to 2nd Ave / Granville to Oak) this project should not go through.

2) There are no parks (public) in the area.
3) There is no study of the side street parking and calming traffic in the ENTIRE NEIGHBOURHOOD AREA.

Until this is done, the project should be frozen.

What specific concerns do you have about this rezoning proposal?

- no parks
- no planning of parks
- no planning of traffic for entire neighbourhood
- no planning of parking for businesses
- no significant change of rental cost to ~~these~~ the rent costs in the area with older buildings.
- no plan for the neighbourhood that fulfills everyone working, renting, & business condos in the area. Please make a neighbourhood plan between 2nd to 16th / Oak to Granville before letting

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Name: LONG-TIME VANCOUVER
RESIDENT

Address: _____ 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 DO NOT APPROVE BECAUSE 1.) TOO
TALL & (COMPARED TO ADJACENT STRUCT.) WHAT AN
EYE SORE 2.) HARDSCAPING @ SIDEWALK LEVEL
IS UNFRIENDLY — OFFER SOMETHING BACK
TO THE NEIGHBOURHOOD 3.) NO PROOF OF IMPROVED
INFRASTRUCTURE FOR THE DEVEL. — POWER, WATER
GARBAGE, TRAFFIC, AMENITIES. 4.) YOU'RE NOT
LISTENING — WE WANT AFFORDABLE HOUSING,
NOT JUST HOUSING. THESE UNITS ARE FOR
FOREIGN BUYERS. SHAME ON YOU.

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What are your general thoughts about this rezoning proposal?

This proposed development is too tall for this neighbourhood and will adversely impinge on the surrounding neighbourhood, particularly to the south. I am not opposed to the originally proposed 17 story design and I am sure that enough profit will be realized at that height.

There is an existing consultation underway for the entire Broadway corridor and this building at 28 floors will likely not be in line with an approved plan.

What specific concerns do you have about this rezoning proposal?

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What are your general thoughts about this rezoning proposal?

City should leave it as it was originally approved with 11 floors.

This will be the beginning of building bigger buildings in the area.

City should keep to approved height restriction that are

currently in place. Residents should be allowed to

vote for this change.

What specific concerns do you have about this rezoning proposal?

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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: V5W 2W3
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?

We need more rental and we need more affordable rental. 28 storeys is a good idea. It would be one of the bigger buildings in the area, but the model is beautiful. I think it will add to the city and to reject it would indicate that the city is not ready to grow up.

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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Website: vancouver.ca/rezapps

Contact: Sarah Crowley and Marcel Gelein, Rezoning Planners
E-mail: 2538Birch@vancouver.ca

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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 is grossly overbuilt for the site

It makes a mockery of the planning process, to have a plan and then not follow it. This is an immense increase in density, height, parking, and everything else.

It should not be allowed.

It will be a precedent for many other applications. (e.g. 40 storeys at Pine + 8th)

What specific concerns do you have about this rezoning proposal?

Too big
too tall
too dense
too much parking + traffic.

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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?

A welcome addition
Need more density and residential
on Broadway.

What specific concerns do you have about this rezoning proposal?

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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?

Seems to be a very good idea. I
s.22(1), and one of the
main issues is lack of nursing,
respiratory therapist, physical therapist, other
support staff at the hotel as they
have difficulty finding affordable housing
anywhere near the hospital. Hiring these
individuals is getting harder + harder, as
many have to live miles away and
usually try to find jobs close to

their homes

What specific concerns do you have about this rezoning proposal?

~~Should~~ Should try to minimize
impact on neighbour

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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 THIS IS A POSITIVE STEP FOR THE
AREA. HOUSING NEEDS TO BE INCREASED
AND PROVIDING ALL RENTAL UNITS IS
GREAT. AFFORDABLE RENTALS AT THAT

What specific concerns do you have about this rezoning proposal?

NONE AT PRESENT. TRUST THAT COV,
DEVELOPER AND BUILDER WILL BE
RESPONSIBLE AND GOOD NEIGHBOURS AND
MINIMIZE THE IMPACT OF CONSTRUCTION.

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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?

Re: 2538 BIRCH

28 story Tower is over-sized -

16 stories should be the limit
otherwise this will set a
precedence for other builders
to continue constructing
towers along Broadway.

THIS IS ONLY THE BEGINNING OF SO MANY
problems Vancouver will face i.e. garbage,
waterworks, electricity, etc, etc!

TRAFFIC,

What specific concerns do you have about this rezoning proposal?

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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?

A positive step forward densifying the Broadway corridor in conjunction with the sky train extension.

The height and mixed use format are well thought out. The mix of residential 1, 2, 3 bedroom units align well with creating a family and mixed use space. City staff are patient and well informed as were the developers.

The unit and building plans are transparent and comprehensible.

A good use of a currently empty space along Broadway.

What specific concerns do you have about this rezoning proposal?

Will the current mixed use plan be retained or
will future amendments decrease the number of
market rentals and income dependent housing?

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- 187 underground parking stalls and 438 bike spaces.

16

25
20
5

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

What are your general thoughts about this rezoning proposal?

Not sure of the original proposal which I was told by city representative was 16 floors. You are getting 200 Moderate Income Rental. The developer is receiving an additional 13 floors of which only 6 is required for Moderate Income Rental Plan. Not fair to the community when all other buildings in the area are 16 or 50 stories. Is this program really going to solve the rental for those in the salary range - NO it isn't - I understand 20 projects - is required of 500 - 1000 units solving this issue. The line

up for these units will be thousands

What specific concerns do you have about this rezoning proposal?

Too high - if reduced to 22 floors would be happier
Program not solving the housing issue - hope
many people are receiving \$80,000 or less in salary
tens of thousands

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Address: s.22(1) VAW. Postal Code: V6H1C7

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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?

WE LIVED IN FAIRVIEW SLOPES FOR s.22(1)
SEEN MANY CHANGES. THE DENSITY + TRAFFIC
THAT THIS DEVELOPMENT WILL BRING TO THE AREA
IS UNACCEPTABLE.
THE 28 STORY BUILDING WILL BE SETTING A
PRECEDENCE SOON WE WILL HAVE EVERY BUILDING
BEING THAT HEIGHT AND MORE.
I AM VERY STRONGLY AGAINST THIS
DEVELOPMENT.

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: V6B 1B6

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. Please strongly consider adding 6 storeys of lower office / commercial space for mixed use. Broadway is important employment corridor and it needs more economic opportunity.
2. 28 storeys is abrupt transition to skyline but I would be okay with 20-21 storeys.
3. Current street facade is too homogeneous but by breaking up different retail exteriors with different types of brick this would be very warm and inviting.

4. Please read Toronto's tall building guidelines, it encourages offsetting structure with each block and this building could greatly benefit.

What specific concerns do you have about this rezoning proposal?

1. Abrupt transition of skyline
2. Lack of commercial office space
3. Needs warmer/inviting pedestrian facade
4. Perhaps too wide for size of lot and nearby buildings

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

Contact: Sarah Crowley and Marcel Gelein, Rezoning Planners
E-mail: 2538Birch@vancouver.ca

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

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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: V6H1B2

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?

① Philosophy of creating more rental housing in this price range is good.

② Amenities are attractive.

③ However, rezoning to allow a 28 story residential building is an inappropriate precedent for Fairview.

This concept will change the character

of this area of Vancouver materially.

It will undoubtedly set a precedent for future similar buildings - ~~which~~ this would be a very unacceptable outcome

What specific concerns do you have about this rezoning proposal?

Building height does not conform with the surrounding residential buildings.

A height consistent with the surroundings would preserve the community heritage.

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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: V6J 1M3
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?

For the love of Eywa, APPROVE THIS APPLICATION

Below-market housing is scarce as it is, the population is increasing, we need more units, more density. We can't stay in the Fifties forever.

What specific concerns do you have about this rezoning proposal?

That the NIMBYS will get it scrapped, the developers will go back to the 17-storey plan and we'll get no MTRHP.

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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: V6H 1S7

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 is nothing but a money grab for the developer(s) and detrimentally affect the local community as has happened on numerous occasions. Moderate income housing pilot project - Really?! I absolutely disagree to 28 floors, 16 was hard enough. And no extra parking!?! Moderate income is estimated to be \$86,000. We need housing that our young people can afford to rent. This isn't it.

What specific concerns do you have about this rezoning proposal?

Density, Darkens + disruption.

No to ≥ 8 floors!

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Name: s.22(1)
Address: s.22(1) Postal Code: V6H 4G8
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 disprove the proposal of the plan since it will
unbalance the harmony of the neighborhood.

What specific concerns do you have about this rezoning proposal?

- a) Causing the traffic problem
- b) There is no enough service capability of the community for such more residents.
- c) The 28 floors building may affect the view of the area, has damage to the tourism.

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Name: s.22(1)

Address: s.22(1) Postal Code: V6K 2S4

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 have no objection to it at all.
We need more rentals and this
is a great building.
Affordable - pet friendly. Good location

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

s.22(1)

Name:

Address: s.22(1) Postal Code: V6H 4C3

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?

Too high! This is a 12-storey area. Why were 16 allowed? Gil Kelley said we don't need any more density along the Broadway corridor. Up until now, every time an exception to the norm has been allowed, more follow. 30 storeys was the limit on the downtown peninsula, then you allowed the Wall Centre, then the Shangri-La etc. etc. There's lots of room on False Creek Flats for buildings like this. They wouldn't bother anybody because there's so little there now, besides CityGate.

What specific concerns do you have about this rezoning proposal?

I see that most renters want to live in low-rises. Most renters will be nowhere nearly able to afford the rents in 195 of the units.

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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 am extremely concerned about the height/size of this proposed building / # of units and what it will do to our neighborhood. Everything I have read/seen heard so far indicates that the neighborhood cannot sustain a building of this size - the # of people/cars etc it will bring, traffic etc and the precedent it will set for future buildings. I am all for affordable housing but I don't understand why it couldn't be met a better way - two shorter buildings for example. For we who own in this area we don't want to lose our neighborhood feeling to the area with giant high rises.

What specific concerns do you have about this rezoning proposal?

I am concerned what it will do to the neighborhood

- increased traffic, crowding in one very small area

I am concerned that this will set a precedent and that every building going forward will be this tall and it will ruin the neighborhood!

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Name: _____

Address: s.22(1) _____ Postal Code: V6R1M6

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 DESIGN, WELL PROPORTIONED
- LOOKS LIKE A WELL NEEDED ADDITION
CONSIDER INK CONDO PRICES.
- I AM FOR THIS PROJECT

What specific concerns do you have about this rezoning proposal?

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

Website: vancouver.ca/rezapps

Contact: Sarah Crowley and Marcel Gelein, Rezoning Planners
E-mail: 2538Birch@vancouver.ca

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

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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: V6J 2A6
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?

A 28-story bldg is totally out of proportion to any other bldg in the area. I understand the need for affordable housing. However, some of the units in the originally planned 1st - story bldg could be designated for ~~aff~~ below market housing. The size of the proposed bldg will have serious deleterious impact on the surrounding area. ~~The~~ Just because Broadway →

is the route of a new subway line
~~it~~ should not be an excuse to
create a canyon à la Yalotown out
of the Broadway corridor.

What specific concerns do you have about this rezoning proposal?

- * ① too high - 14 stories is sufficient
- ② impacts traffic which is already congested.
- ③ Public areas of the bldg must be equally accessible to those living in affordable and market units
- ④ Lack of nearby parks & recreational facilities
- ⑤ This bldg will be the "foe in the water" that other developers will look at to build more towers

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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 3Y9
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?

I find 28 stories to be grossly out of place in the neighbourhood and can't believe this is even being considered ahead of the Broadway plan being finalized or without any thought to required amenities such as parks, schools etc. If this tower is what is required to get just 53 MIRHPP units then the MIRHPP is a deeply flawed initiative.

My biggest concern is proposals like this, are emblematic of the city's (flawed) singular focus on affordable housing and being quite willing to sacrifice liveability in a neighbourhood for affordability.

What specific concerns do you have about this rezoning proposal?

- ① Building height is grossly out of place with the neighbour hood.
- ② Density of this magnitude without any plans for amenities
- ③ Approval of a dramatic plan ~~at~~ before the Broadway Corridor plan is in place
- ④ so very few M/RMP units in such a huge project
- ⑤ Inadequate # of parking stalls and the resultant spillover to street parking

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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) [redacted] Postal Code: V6L 1P3

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?

I believe it is the responsibility of the city to provide adequate, appropriate zoning for districts of Vancouver.

I am fully supportive of this re-zoning application in light of the need as shown by city studies.

"Catching up" is the phrase to use when describing proposals as this one.

What specific concerns do you have about this rezoning proposal?

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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: V5K3G6

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?

SUPPORT - MUCH NEED RENTAL
ESPECIALLY THE MODERATE INCOME PORTION
HEIGHT IS APPROPRIATE FOR BROADWAY
ALONG A RAPID TRANSIT LINE BETWEEN
TWO STATIONS.

What specific concerns do you have about this rezoning proposal?

NO CONCERNS ABOUT PROPOSAL.

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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: V6H 1J3

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 am extremely concerned about the height of this building and the number of units and what it will do to the character of the neighbourhood, not to mention the increase in traffic and the precedent it will set. I am all for affordable housing in our city, but I don't understand why the number of units couldn't be met with, for example, two shorter buildings. Birch and 10th is not the downtown core! This would be a lot of additional people in a small area.

What specific concerns do you have about this rezoning proposal?

(see reverse)

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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: V6R 1M9

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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?

1. 28 Stories is far too high. We felt the original 16 stories (now no longer being considered) was over-height but bearable. No to 28.
2. We are most concerned that should this rezoning application be accepted a precedent would be established along the Broadway corridor (possibly as far as Alma). This is not desirable.
3. Look at Cambie and Marine Drive. Many highrises - a busy traffic area but apparently not thriving.

What specific concerns do you have about this rezoning proposal?

1. A poor precedent to set.
 2. Increased traffic.
 3. Children's play areas at level 28 What are you thinking??
 4. Added costs for providing emergency services such as fire response, rescue and medical assistance for such a high rise building.
 5. My fear is cost of providing services will exceed tax revenue generated.
- VOTE NO.

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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: V6H 1B7

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 do not support a building of this height.
I'm OK with 17 stories, the originally proposed height.
I agree we need more affordable housing. This proposal
simply tacks on a few floors of rental housing. If the
original 17 story plan was for market housing & now it's
28 stories, it seems the developer is getting an extra
7 or 8 floors of market housing for ~~no~~ nothing with this
rezoning. The upper floors are million \$/ft + views. This
is not the neighborhood that will be as liveable
having 500+ more people on one corner.

What specific concerns do you have about this rezoning proposal?

- 1) The building ~~is~~ would be the highest by far in the neighborhood. It would likely be the thin tip of the wedge before other buildings follow suit.
- 2) Shadows will impact existing ~~streets~~ homes especially in the winter when there is already little enough sun.
- 3) Where is the neighborhood plan? Where are the parks & green open spaces for this neighborhood if you're throw all these other people in here.
- 4) It would be a blight on the neighborhood and totally in your face.

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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 like it. We need far more rental in this city.

Let's get stuff built.

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) Vancouver Postal Code: V6J 5E7
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 am not opposed to increased density. I am adverse to heights above 16 stories. The neighbourhood currently has height restrictions that defines the neighbourhood. 28 stories will change the nature of this part of the city.

What specific concerns do you have about this rezoning proposal?

Increased height allowances

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

Contact: Sarah Crowley and Marcel Gelein, Rezoning Planners
E-mail: 2538Birch@vancouver.ca

City of Vancouver
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)

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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?

It is well designed and the rents are very reasonable and badly needed. It is a big bonus to have it so close to new rapid transit.

What specific concerns do you have about this rezoning proposal?

The children's play area on the ~~1st~~ highest floor is a little concerning ~~But~~ in the event of an emergency but ~~there~~ there seems to be ways to mitigate that.

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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 WESTMINSTER Postal Code: V3M 1X2
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?

AS THE COST OF RENT INCREASES AND WAGES STAGNATE,
THIS CITY IS SLOWLY LOSING VALUABLE SKILLED
LABOUR AS THEY ARE PRICED OUT OF THE HOUSING MARKET.
THIS PROPOSAL IS A LOGICAL SOLUTION TO THE EVER
INCREASING COST OF LIVING IN THIS CITY.

What specific concerns do you have about this rezoning proposal?

My concern is only about the timeline in which the proposal will be approved and people can move in.

My sublet is currently for sale and it's just a matter of time before I have to move.

My income is moderate and with s.22(1) [redacted] a 2 bedroom is currently beyond what I can afford -

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Name: _____

Address: s.22(1) _____ Postal Code: V6K1M2

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?

Too high, no neighbourhood consultation, unaffordable
Put a moratorium on MIRHPP until the
Broadway Plan is done
~~There are~~ The 20 pilot projects under MIRHPP
should not be exempted.
Sprinkling too high buildings that offer 80%
unaffordable rents all over the city may
not be the best path to take. There are
better solutions than this lose, lose one
being offered.

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

Name: _____

Address: s.22(1) _____ Postal Code: V6H 1B2

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?

IF THIS GOES UP, BROADWAY IS GOING TO BE
THE SITE FOR MANY SIMILAR STRUCTURES.
AND THE DENSITY WILL KILL THE ALREADY
OVERBURDENED STREETS AND SERVICES. FOR
MY HOOD.
TOO HIGH REDUCE TO 18 STOREYS.

s.22(1)

What specific concerns do you have about this rezoning proposal?

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COMMENT SHEET

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

Name: s.22(1)
Address: s.22(1) Burnaby, BC, Postal Code: V5A4S6
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?

Great idea. City needs more units. The additional units for affordable housing is needed in the city so I fully support this proposal.

What specific concerns do you have about this rezoning proposal?

X/A

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

What are your general thoughts about this rezoning proposal?

I'm not impressed at all with the application to build up to 28 stories. I'm a s.22(1) who just became a resident in Fairview because the community is close-knit, kind, and well-planned. When the development sat at 16 stories that made sense, but with the building being rental only, it is quite obviously self-serving to the developer, and doesn't help many of the under 35 year old crowd in Vancouver who can't afford ~~the~~ the rent on the higher level units will cost, even though it is this group of people who will be responsible for helping Vancouver's economy thrive as

baby-bumpers continue to refine. We need to focus on developments that will support the next generation in having families + growing businesses throughout the Broadway - Corridor.

What specific concerns do you have about this rezoning proposal?

- Sets an awful standard for precedent in the area that could result in more high-rises.
- The design is ~~terrible~~ ugly (and very boring). It adds ~~nothing~~ nothing to define Vancouver, or Broadway, as a beautiful, creative city.
- Unaccessible Prices for the upcoming generation (small portion of the lower levels being low income isn't substantial enough).
- It'll be a very tall sore thumb sticking out in the area "

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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?

not acceptable! - why has the City allowed a 28 storey highrise on a max. 12 or 13 storey highrise site. The new building is totally out of scale with its neighbours. How is the infrastructure ^{+ services} going to keep up with this new building. This conflicts with the Broadway Planning Program. Why not wait till the BPP is finished. MESSAGE for the City is that the developers + investors need to be more thoughtful when identifying sites for redevelopment. →

There are many other sites in the city that the developer can use. Why pick one of the most expensive areas of Vancouver to do the development?

What specific concerns do you have about this rezoning proposal?

Architecturally the building has no character little massing moves + changing brick colours does not work!! The building has to sing! This one is falling flat!!

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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?

Support the project.

What specific concerns do you have about this rezoning proposal?

NO concerns.

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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) Van. Postal Code: V6H 1K6

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?

- Most important! Are we planning to build skyscrapers who belong "downtown", in our area? Why not 2 buildings of 16 floors rather than one of 28 floors? Broadway will become a concrete
- Secondly, The MIRHPP is blown-up in this presentation. In reality, this pilot program only addresses 20% of the building in question. Who will be the buyers for the rest of the building? Young couples or families? I don't think so. Investors would be my answer.
- Once the 28 story is approved it will open the floodgates for more investors applying for a 28 Floor project.

- Another great concern is traffic. I agree we cannot get around this. But currently we are seeing traffic zipping at high speed, turning from 12 Ave + Broadway into 11 Ave to get faster from point A to B.

What specific concerns do you have about this rezoning proposal?

What has been happening in our building is driving from our underground parking into the back alley, we cannot see if traffic is coming through due to heavy parking there also. ~~the~~^{we} inch out with no view of coming traffic. Several people in our building have been hit by cars speeding through the back alley. What did ICBC say? It is our fault (resident) for we should watch for oncoming traffic. A 28 story bldg around the corner will add to this issue. There are just a few of my concerns. Please think this through! We are hardworking Vancouverites who would like to live in a safe

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. *affordable "home"!*

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

Website: vancouver.ca/rezapps

Contact: Sarah Crowley and Marcel Gelein, Rezoning Planners
E-mail: 2538Birch@vancouver.ca

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

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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: 181119

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?

still confused if this is a good or bad thing
for renters

What specific concerns do you have about this rezoning proposal?

If this building ~~gets~~ gets approved, will it lead to more taller buildings going up in the neighborhood. Will this put older buildings with lower rents at risk for being rezoned?

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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 4G8

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?

This is an unprecedented intrusion on this area.
No rezoning should be considered without a
BROADWAY PLAN in place.

* Should this proceed (this development) it will not
be long before you will have 28+^{storey} buildings from
Vine to Cambie. It will look just like Yaletown.
A 16 storey building is also unprecedented but
we do need social housing & I'm a realist
and think 16 has to be acceptable.

What specific concerns do you have about this rezoning proposal?

The added number of automobiles on the street
— or how many? The very size is architecturally
unattractive. The density of several of these
buildings — and if this is allowed, there will
certainly be many more. It will destroy this
beautiful community.
It will be a destruction to the neighbourhood's
character and will destroy this lovely neighbourhood.

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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?

THE PROJECT REPRESENTS AN OPPORTUNITY
TO CREATE NEW SECURE PURPOSE-BUILT
RENTAL HOUSING FOR THE COMMUNITY.

THIS REZONING APPLICATION MUST BE
APPROVED. ~~THE~~ THE CITY IS

SIGNIFICANTLY BELOW ITS RENTAL
CONSTRUCTION TARGETS. HERE'S AN
OPPORTUNITY TO MAKE A DIFFERENCE

What specific concerns do you have about this rezoning proposal?

NO CONCERNS

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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 1J3

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?

THE REZONING IS INAPPROPRIATE. THE 16 FLOOR BUILDING APPROVED FOR THIS SITE "FITS" WITH EXISTING BUILDINGS. ADDITION OF A 28 FLOOR BUILDING WILL ESTABLISH A NEW PRECEDENT THAT WILL CERTAINLY LEAD TO FAIRVIEW SOUTH BECOMING BUILT UP AS IS THE DOWNTOWN AREA. LAND ASSEMBLY WITH THE BUILDING OF 4-6 FLOOR BUILDINGS (AS ON CUMBLE) PROVIDING SIGNIFICANT NUMBER OF HOUSING UNITS ⇒ BUT: THE "AFFORDABLE" RENTAL UNITS WILL BE AFFORDABLE BY A FEW, BUT AN INCOME OF \$90K IS UNREALISTIC FOR YOUNG PEOPLE JUST OUT OF UNIVERSITY. THE MAIN DRIVING FORCE FOR THIS BUILDING APPEARS TO BE GREED.

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)

Postal Code: V6H 0A2

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 MIRHPP and think this project would be a great way to test the long-term viability of the MIRHPP.

I support the higher density and availability of rental apartments on arterial streets (close to soon to be built Granville & Broadway transit station)

What specific concerns do you have about this rezoning proposal?

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