

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)Postal Code: V6# 157 Address: s.22(1) 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? maximum ord was > mixed MIRHPP wine

	TOTAL SECTION
at specif	fic concerns do you have about this rezoning proposal?
7	it sets a procedut for higher buildings.
>	a building this high will block a lot of
	daytime sun for the whole area the shad
	the building will cast is too too big.
>	. There is already difficulty with parking in
	this area of this many writes with less than
	I parking per unit will lead to even greate
	difficulty.

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, VSY 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

Contact: Sarah Crowley and Marcel Gelein, Rezoning

Planners

E-mail: 2538Birch@vancouver.ca

IMPORTANT INFORMATION Please have this translated RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire

重要資訊 請共人为序標度 重要資訊 请找人为序標序

MAHALAGANG KAALAMAN Mangyaring isalin ito बचुची मारकाची विकार कार्क विमे करें रिम स पुरुष कारणी TINTÜCQUANTRONG. Xin hay dịch sang tiếng Việt

INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca

중요정보 반의해주세요

اطلاعات مهم لطفا در خراست كنيد اين اطلاعات را براى شما ترجمه كنند

Postal Code: V& H 114 6



s.22(1)

Add to Notification List: Mailing address E-mail Address

Address:

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COMMENT SHEET

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Laway	from Righ visso a This
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will	The right in day line of
visin	- sever towar over all
the oc	sighorhood.
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What speci	fic concerns do you have about this rezoning propos	al?
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重要資訊 請找人為你翻譯 重要資訊 請找人为你翻译

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Vancouver, BC V5Y 1V4



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a maximum neight of 64.25 m (2			
	nd 438 bike spaces.		
187 underground parking stalls a		oderate Income Ren	tal Housing Pilot Program.
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 187 underground parking stalls a This rezoning application is being 	considered under the Mo		tal Housing Pilot Program.
 a maximum height of 84.25 m (2 187 underground parking stalls a This rezoning application is being What are your general thoughts at Not contained Developes will 	considered under the Mo	al?	

Developers will be MATCHE FRAMILY /COMMUNITY of THE ARREST.

Developers will be MATCHE HUGE RENTED PROFITS

FOR TRANSIET POPULATIONS WHO WILL NOT POUSE A

FRAMILY IN 378 ST FT UNITS. People WILL POINT

LEMPORERY & MOVE ON TO CREATE FRAMILIES

AND NOT CATE MOUNT THE OVER I WAGTEIN

WELLBERG & THE COMMUNITY.

2 - HUGE TRANSIC IMPACT ON CATS LEAVING THE

BUIDING MONTH BIVON TO DOWN DOWN TO THOSE

IGHTS AT BOADWAY Additional Accommentation and District

3- I will be living in the SHADOW of THE BUIDING

ALL YEAR LONG. AS IT IS I HAVE TO WAIT UNTIL June to Get

	Some surlight without will would be exlipsed. B5 THE BUILDING.
	B5 The Bainnes.
4.	What type el alabettect Along BRODWAL
1	already terrible - will only exacultate it. COLOURS of THE "Art Work" on THE BUILDING AND What specific concerns do you have about this rezoning proposal? THOSE OF THE RED NATE KUKINX KLAN and THE THYOU DEICH.
5.	- colours of The "Art Wark" on The Building Are
	What specific concerns do you have about this rezoning proposal? THE RED NATE
	- The Art work stand he sersitive to
	Notary First Nations But The sympolism
	OF NEO NAZIS
	-> MAMBE THE Black WHITE & Red Colour
	of NEO NAZis SHOULD be TRETHOUGHT.
6-	- Keep Building at 12-16 Tracks
	20 storeys is UN Acceptable.

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MANALAGANG KAALAMAN Mongyaring isalin ito মুবুরী নাহজবার্ট বির্যুদ এরক বিটা রঙ্গি চিম ল বিজয় এবলটি TINTÚCQUANTRONG Xin hay dịch sang tiếng Việt INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca

중요정보 방역해주세요 اطلاعات مهم نطقا درخواست كنيد ابن اطلاعات را براى شما ترجمه كنند City of Vancouver

Planning, Urban Design & Sustainability

453 West 12th Avenue Vancouver, BC V5Y 1V4

THANK YOU



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What are your general thoughts about this rezoning proposal? BOLDINGS CWITH CREEK

PEVEL OFMENTS FOR THE MOST PART PIRE 6-12 STORRYS - FOW'T PLLOW THE JAMESON GROUP TO FILERBASE THE HELHT

What specific concerns do you have about this rezoning proposal?
1 Increased total congestion on side streets & lines
a Lack of street parking now - will be worse later
3 The first of many 1600 more storens along
Bradway
(WALVING OF DCC's shifts the infrastrative control
other developers of tox powers
3) AND FAMILY ORIGINO BULLINGS NEED SCHOOLS, PARK
NEAR BY - NOT OF PLAYEROUNDS ON TOP OF BUILDINGS
@28 storeys is the thin table of the wedge
You are destroying our neigh bourhood
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.
Disconnection while the necessary and addresses when the second process.

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TINTÚCQUANTRONG Xin hày dịch sang tiếng Việt

Planners

E-mail: 2538Birch@vancouver.ca

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	f 84.25 m (276.40 ft.); and	
 187 underground par 	king stalls and 438 bike spaces.	
This rezoning applicati	ion is being considered under th	e Moderate Income Rental Housing Pilot Program.
What are your general	thoughts about this rezoning pr	12
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W. 1276-270 W. 200 W. 1200	RT 28	oposat?
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				-121000
nat specific concerns do yo	u have about th	nis rezoning p	proposal?	
		-		

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重要资讯 请找入为你相译

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E-mail Address:	
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 a total of 248 secured rental units (53 commercial uses at grade; 	3 units are designated as MIRHPP units);
 a total floor space ratio (FSR) of 10.5 	2;
a total floor area of 18,335 sq. m (19	7,359 sq. ft.);
a maximum height of 84.25 m (276.40	
187 underground parking stalls and 43	38 DIKE Spaces.
This rezoning application is being consi	idered under the Moderate Income Rental Housing Pilot Program.
What are your general thoughts about to I am again of 2538 Birch	st the regorning application plan
1) There	has been no heighbourhood plan.
- Until there is a	neighbourhood plan (covering 16thth
struct to 2nd fore	I Granville to Oak) this project
should not go	o through.
> 0	are no parks (public) in the avoi
1 3) There i	s no study of the side street
Davis a And G	alongue tractice in the ENTIRE
NEIGHBOURHOUT) AREA
11 (1) 11 11	Addition Maganinaga FSD 200 9.5844 ue 2010 120 not 848 rse
Data 1446 (5	Conf. the Donort & hands to the

The same		VANCOUNE
	The state of the s	0.00
What specif	fic concerns do you have about this rezoning propos	al?
	no parks	
	- no planning of parks	
	- no channing of traffi	a for entire raighbourhood
	- no plannine of part	sing for businesses
	- no significant chance	e of vental cost to
0	thouse the vent cos	to in the great out older
	peildin = s.	
	- no plan for the ne	eighborer hood that
Gul	Cills overwome working	5 contino à toisinéne
Can	dos inthe avea. Prop	is make a neighourhood
	your comment sheet home, we request that you	
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	Planners E-mail: 2538Birch@vancouver.ca	Planning, Urban Design & Sustainability 453 West 12th Avenue
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E-mail Address:	
Add to Notification List: D N	Nailing address E-mail Address
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What are your general thoughts about this rezoning proposal?

I DO NOT APPROVE BECAUSE 1.) TOO

TALL I (COMPAPED TO ADCTACENT STRUCT) WHAT AN

EVE SOPE 2.) HARDSCAPING @ SIDEWALK LEVEL

MIS (INFRIENDLY OFFER SOMETHING BACK

TO THE NEIGHBOURHOOD 3.) NO PROOF OF IMPROVED

INFRASTUCTUPE FOR THE DEVEL POWER, WATER

GARBAGE, TRATPIC, AMENITIES. 4.) YOU'RE NOT

LISTENING WHAT AFFORDABLE HOUSING,

NOT JUST HOUSING, THESE UNITS ARE FOR

FOREIGN BUYERS. SHAME ON YOU.

ACRITICAL STRUCTURE FOR SHAME ON YOU.

5)	WE DO NOT NEED AND	THER BORING,
	SLITZY TOWER TO S	STARE AT. WE HAVE
	SLITZY TOWER TO S ENOUGH ALREADY. DO S	COLUMNIC: COOL TOP
-	THOUGH ACREPTY. DO S	SOMETHING GOL FOR
-	THE COMMUNITY!	
What specif	fic concerns do you have about this rezoning proposa	12
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Postal Code: V6H 155



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What are your general thoughts about this rezoning proposal? This proposal development is too tall for this neighbourhood and will adversely Imprope on the serrounding reighbourhood; purticularly to the south I am not opposed to the originally proposed to the original transfer to the original likely not be in line with an approved plan. There is an existing with an approved plan. There

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	Torac Tarabana	
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		The property of

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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

IMPORTANT INFORMATION Please have this translated RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire 重要資訊 請找人为你翻译

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MAHALAGANG KAALAMAN Mangyaring isalin ito सनुषी मण्डलाची विजया तहार्व विमे बेले हिम सा विलया तहार्य TIN TÜCQUAN TRONG Xin hay dịch sang tiếng Việt

INFORMACIÓN IMPORTANTE. Busque a alguien que le traduzca 중요정보 반역해주세요

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City of Vancouver

Planning, Urban Design & Sustainability

453 West 12th Avenue Vancouver, BC V5Y 1V4

Postal Code: V5 W ZW }



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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

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중요정보 번역해주세요

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City of Vancouver

Planning, Urban Design & Sustainability

453 West 12th Avenue Vancouver, BC V5Y 1V4



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

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

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

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

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중요정보 번역해주세요

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City of Vancouver Planning, Urban Design & Sustainability 453 West 12th Avenue

Vancouver, BC V5Y 1V4



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

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

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

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

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중요정보 반역해주세요

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City of Vancouver
Planning, Urban Design & Sustainability
453 West 12th Avenue

Vancouver, BC V5Y 1V4



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

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

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중요정보 번역해주세요

اطلاعات مهم نطفا در خواست كنيد اين اطلاعات را براى شما ترجمه كنند



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:s.22(1)	
Add to Notification List: Mailing address E-mail Address	
The City of Vancouver has received an application to rezone 2538 Broadway) from CD-1 (708) (Comprehensive Development) to CD-1	
The proposal is for a 28-storey mixed-use building that includes:	
• a total of 248 secured rental units (53 units are designated as MIF	RHPP 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 In	ncome Rental Housing Pilot Program.
What are your general thoughts about this rezoning proposal?	
A positive step folward densitying	the Broadway corridor
in conjunction with the sky lain extens	tion.
The height and mixed use format	are well thought out.
The mix of residential 1,2,3 bedroo	
wer with creating a family and my	
City staff are fastient and well infor	med as were the
developers.	
The unit and building plans are	transparent and
comprehensible.	
	space dung Broadway
Aden	KOPFAN SEISPHYREITE FOLGE PARTS 4 LIESEN BAN SCHOOL SEISPEN BAN SE

at specific concerns do you have about this	rezoning proposal?
Will the author mixe.	d use plan be retained or
will feture amendments a	le aveare me number or
malket centrals and inc	rome devendent bousing?
	1.

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, VSY 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

Contact: Sarah Crowley and Marcel Gelein, Rezoning

Planners

E-mail: 2538Birch@vancouver.ca

IMPORTANT INFORMATION Please have this translated RENSEIGNEMENTS IMPORTANTS Priore do los faire traduire 重要資訊 情找人為你期間

重要資訊 请找人为你想得

MAHALAGANG KAALAMAN Mangyaring isalin do ਬਰੂਬੀ ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲਕਾ ਕਰਵਾਓ TINTŰCQUANTRONG Xin háy dịch sang tiếng Việt

City of Vancouver

Planning, Urban Design & Sustainability

453 West 12th Avenue Vancouver, BC V5Y 1V4



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

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

- 22/4) Nar	s.22(1) ne:
s.22(1) Address:	Postal Code: VGH 4H
s.22(1) E-mail Address:	
Add to Notification List: Mailing address E-r	mail Address
The City of Vancouver has received an application to Broadway) from CD-1 (708) (Comprehensive Developm	
The proposal is for a 28-storey mixed-use building that	at includes:
a total of 248 secured rental units (53 units are des	ignated as MIRHPP units):
commercial uses at grade;	16
a total floor space ratio (FSR) of 10.52;	25
a total floor area of 18,335 sq. m (197,359 sq. ft.);	10-
a maximum height of 84.25 m (276.40 ft.); and	6
187 underground parking stalls and 438 bike spaces	
This rezoning application is being considered under the	ne Moderate Income Rental Housing Pilot Program.
What are your general thoughts about this rezoning p	proposal?
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Not sere of the original	proposal Wheel Juan Ita
y Pote Toppe a do tolice lor	enthologies & conti
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los seres o the original proposal wheel has the by lety representative was to proper your core getting 20% Moderate June Roll on the Great of the Great of the whole of the original of the winding in the original going to solve the rental for those in the salary oding of the rental for those in the salary oding of the rental for those in the salary oding of the rental for those in the salary oding of the rental for those in the salary oding of the salary oding of the rental for those in the salary oding of the rental for those in the salary oding of the salary

10/0	those units well be	thousands
9 h		
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What specing	reconcerns do you have about this rezoning proposed and the hard t	al? 12 floors would be happy serving 15 see - how ext 50000 orless is sold
Allow time Please note public information Freedom of Director, A telephone of For more in	your comment sheet home, we request that you to incorporate your comments in the application and the names and addresses are not shared, a rmation. The information is collected by the City of Information and Protection of Privacy Act. Questic ccess to Information at 453 West 12th Avenue, Van at 604-873-7999.	process. The process of this proposal is deemed to be a five various of the constant of the course this may be directed to the couver, British Columbia, VSY 1V4 or via
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

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INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca

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MAHALAGANG KAALAMAN Mangyanng izalin ito ਜ਼ਰੂਚੀ ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਇਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਫ਼ਿਲਜਾ ਕਰਵਾਇ TIN TÜCQUANTRONG Xin hay dịch sang tiếng Việt

중요정보 번역해주세요

Vancouver, BC V5Y 1V4



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

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

	Nar	s.22(1)	
Address:s.22(1)		VAW.	Postal Code: V641197
E-mail Address: s.22(1)			
Add to Notification List: [7	Mailing address E-i	mail Address	
The City of Vancouver has r Broadway) from CD-1 (708)			
The proposal is for a 28-sto	rey mixed-use building tha	at includes:	
a total of 248 secured ren	ital units (53 units are des		nits);
 commercial uses at grade a total floor space ratio (
a total floor area of 18,33			
a maximum height of 84.2			
 187 underground parking 	stalls and 438 bike spaces		
			Rental Housing Pilot Program.

I'VE LIMED IN FAIRVIEW STORES FOR \$22(1)

SEEN MANY CHANGES THE DENSITY & TRAFFIC

THAT THIS DEVELOPMENT WILL BOING TO THE AREA

15 UNACCEPTABLE.

THE 28 STOREY BUILDING WILL BE SETTING A

PRESIDENCE SON WE WILL HAVE EVERY BUILDING

BETNG THAT HEIGHT AN MORE.

I AM VERY STRONGLY AGAINST THIS

DIEVELOPMENT.

	STOUVER
COMMENT SHEET	
at specific concerns do you have about this rezoning proposal?	

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INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca

중요정보 반약해주세요

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

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

			s.22(1)			
S.	22(1)		Name:		2/0	10/
Address:				Pos	tal Code: V6B	186
-mail Addres	s:s.22(1)					
Add to Notific	cation List:	Mailing address	☑ E-mail Addres	s		
ad to Hotili	COCIOII EISC D	narring addition		*		
he City of V	ancouver has rec	eived an applica	ation to rezone 253	8 Birch Street (f	ormerly 1296 West	
roadway) fro	om CD-1 (708) (C	omprehensive D	evelopment) to CD	-1 (Comprehensi	ve Development).	
			ding that includes:			
		l units (53 units	are designated as	MIRHPP units);		
	l uses at grade;					
	r space ratio (FS					
	r area of 18,335					
	height of 84.25					
187 underg	round parking sta	alls and 430 Dike	e spaces.			
	application is be	eing considered	under the Moderat	e Income Rental	Housing Pilot Pro	gram.
his rezoning			Man (Most and Man)		ALCOHOL: NO.	
This rezoning						
	ır general though	its about this rea	zoning proposal?		,	
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What are you	Strongh	y consid	er adding	0		
	1 (y consid	1 4	0	reys of xed use	
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What are you	Strongh	/ consid / comme importan	er addmy	le for mi	reider and	Ĺ

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invitinc

-	it encorrages offsetting stricter with
	each block and this brilding could
	areath benefit.
٧	What specific concerns do you have about this rezoning proposal?
	About transition of skyline
	Lace of commercial office space
	Needs wermer linviting pedestrian facade
5 9	Perhans too wite for size of land and
-	newby hildings
	- new ay arrangs
li a	If you take your comment sheet home, we request that you submit it to City staff by August 8, 2019, allow time to incorporate your comments in the application process.

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重要资讯 请找人为你想译 MAHALAGANG KAALAMAN Mangyaring Isalin ito **ਕਰੂਰੀ ਜਾਣਕਾਰੀ** ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੇ ਇਸ ਦਾ ਉਲਵਾ ਕਰਵਾਓ

TIN TÚC QUANTRONG Xin hay dịch sang tiếng Việt INFORMACIÓN IMPORTANTE. Busque a alguien que le traduzca 중요정보 반의배주세요

اطلاعات مهم لطفا در خراست كنيد اين اطلاعات را براى شما ترجمه كللد

City of Vancouver

Planning, Urban Design & Sustainability

453 West 12th Avenue Vancouver, BC V5Y 1V4



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: V6 H1BZ
E-mail Address: s.22(1)	
Add to Notification List: Mailing address	Address
The City of Vancouver has received an application to rez Broadway) from CD-1 (708) (Comprehensive Developmen	
The proposal is for a 28-storey mixed-use building that in	ocludes:
• a total of 248 secured rental units (53 units are designated)	ated as MIRHPP units);
commercial uses at grade;	
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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 prop Delosophy of creating	osal? nore restal housing
- In This prid san	ge is good,
Damentus are att	active.
3) Howevery resoning	to allow a 18 story
residential builder	ng is an
inappropriate precede	nt for tarren.
This concept will chan	ace the character
	Addition Nancourre Date 19.50 true ago 149 of 849 rse >

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MAHALAGANG KAALAMAN Mangyaring isalin ito ਜ਼ਰੂਰੀ ਜਾਣਕਾਰੀ ਗਿਜ਼ਪਾ ਕਰਕ ਇਸੇ ਕੌਲੇ ਇਸ ਦਾ ਯੁੱਲਸਾ ਕਰਵਾਰਿ TINTŰCQUANTRONG Xin hay dich sang tiếng Việt

INFORMACIÓN IMPÓRTANTE Busque a alguien que le traduzca

중요정보 번의배추세요

اطلاعات مهم اطفا ترخواست كنيد اين اطلاعات را براى شما ترجمه كنند

City of Vancouver

Planning, Urban Design & Sustainability

453 West 12th Avenue Vancouver, BC V5Y 1V4

Postal Code: V6J 1143



s.22(1)

s.22(1)

Address:

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)

-mail Address:	
dd to Notification List: ☐ Mailing address ☐ E-mail Address	
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he proposal is for a 28-storey mixed-use building that includes:	
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187 underground parking stalls and 438 bike spaces.	
his rezoning application is being considered under the Moderate Income R	ental Housing Pilot Program.
What are your general thoughts about this rezoning proposal? For the love of Eywar, APPROVE	THIS APPLICATI
Below-market hossing is scorce a	s it is, the
population is increasing, we need in	mere units, more
density. We can't stay in the fi	tries forever.

12 m =								LAYAIS	
			1320	U-534.	MAN TO	3			
at specific c	oncerns do	you have a	oout this r	ezoning p	oposal?				
Theet	the	NIMB	ys 1	mill	get	1+ 5	scrapi	red.	the
lovela	pers	will	go l	pack	to	the	17-5	torey	plan
ind i	rell	get	no	MII	ZHHF)	1
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重要資訊 动战人为你翻译 重要资讯 动我人为你翻译

MAHALAGANG KAALAMAN Mangyarang isalin ito बहुवी सन्द्रवाची वित्तमा वर्षाय विस्त वेले हिम वा पुरुषा वर्णाण्ड TIN TÜCQUANTRONG Xin hay dich sang tiếng Việt

INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca

중요정보 반역재주세요

اطلاعات مهم لطفا درخواست كنيد اين اطلاعات را براي شما ترجمه كللد

Postal Code: UGH 1=



Address: s.22(1)

E-mail Address:

s.22(1)

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)

The City of Vancouver has received an application to re-	
Broadway) from CD-1 (708) (Comprehensive Development	it) to CD-1(Comprehensive Development).
The proposal is for a 28-storey mixed-use building that i	ncludes:
a total of 248 secured rental units (53 units are design	ated as MIRHPP units);
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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	the second secon
187 underground parking stalls and 438 bike spaces.	
This rezoning application is being considered under the	Moderate Income Rental Housing Pilot Program.
developer (s) and detr Cocal comments on A	noney Grab for the inor to be affect the es happinede on Undarate income
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		SEW/DOW
	7-38-193	MUMO 2
t specific concerns do y	ou have about this rezoning pro	pposal?
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اطلاعات مهم لطفا در خواست کنید این اطلاعات را برای شما ترجمه کنند



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

Address: s.22(1) s.22(1)	Name:	s.22(1)	Postal Code: V6H	4G8
E-mail Address: Add to Notification List: Mailing address	☑ E-mail Ac	Idress		
The City of Vancouver has received an application Broadway) from CD-1 (708) (Comprehensive De The proposal is for a 28-storey mixed-use build a total of 248 secured rental units (53 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 step a maximum height of 84.25 m (276.40 ft.); at 187 underground parking stalls and 438 bikes. This rezoning application is being considered to the state of	evelopment) to ding that inclusions are designated q. ft.); and spaces.	o CD-1(Comprei	nensive Development). ts);	
What are your general thoughts about this rez I dispure the hormony unblance the hormony		2.00	ince it will	

	THE PARTY OF THE P
What specific concerns do you have about this rezoning proposal?	
Coursing the traffic Problem There is no enough service capability	- DE HO Comment with
for such more residents.	
has domane in the tourism	view of the area,
has acumerze a the tourism.	

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重要資訊 局我人為你想理

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اطلاعات مهم لطفا در خواست كنيد ابن اطلاعات را براى شما ترجمه كنند



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s.22(1)

		Name:	
s.22(1) Address:			Postal Code: 16 25
E-mail Address:	s.22(1)		
	List: Mailing address	E-mail Address	
	12		
The state of the s	uver has received an application D-1 (708) (Comprehensive Devel		
The second secon	r a 28-storey mixed-use building		
 a total of 248 se commercial uses 	cured rental units (53 units are	designated as MIRHPP uni	ts);
	ce ratio (FSR) of 10.52;		
AND ADDRESS OF THE COURT OF THE CASE	a of 18,335 sq. m (197,359 sq. f	:.);	
The second secon	ht of 84.25 m (276.40 ft.); and I parking stalls and 438 bike spa	ces.	
This rezoning appl	ication is being considered unde	r the Moderate Income R	ental Housing Pilot Program.
What are your gen Lhave We ne Affor	eral thoughts about this rezoning the defect of the defect	g proposal? Les and I les and I reday. Gr	tus Del Toraferra

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	TERMS TREET	MICO.
What specif	ic concerns do you have about this rezoning propos	al?
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	100	
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If you take	your comment sheet home, we request that you to incorporate your comments in the application	submit it to City staff by August 8, 2019, to
public infor	, while the names and addresses are not shared, an mation. The information is collected by the City of Information and Protection of Privacy Act. Questic	f Vancouver under the authority of the
Director, Ad	ccess to Information at 453 West 12th Avenue, Vand t 604-873-7999.	
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	E-mail: 2538Birch@vancouver.ca	453 West 12th Avenue Vancouver, BC V5Y 1V4
	RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire 重要資訊 請找人為你簡單	THE STOLENS STREET
	重要资讯 请找人为综题译 MANALAGANG KAALAMAN Mangyaring isalin ito	
	ਚਰੂਰੀ ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲਬਾ ਕਰਵਾਓ TINTÚCQUANTRONG Xin hày dịch sang tiếng Việt	
	INFORMACIÓN IMPORTANTE Busque à alguien que le traduzca 중요정보 번역해주세요	
	اطلاعات مهم لطفا درخواست کنید این اطلاعات را برای شما ترجمه کنند	



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

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

	s.22(1)
00/20	Name:
s.22(1) Address:	Postal Code: V6 H 4 C.
s.22(1)	- rostat code. v v r
E-mail Address:	
Add to Notification List: Mailing address	E-mail Address
The City of Vancouver has received an application Broadway) from CD-1 (708) (Comprehensive Develo	
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 space	zes.
This rezoning application is being considered unde	er the Moderate Income Rental Housing Pilot Program.

What are your general thoughts about this rezoning proposal? den't Kellev Said Broad way corridor exception peninsu 10 the Shangri lots Fal. here's because there's there little 50

			113	vuos	
	O CHESTARCE				
hat specific concerns do you have about this re	ezoning proposal?				
I see that most		want	to	live	ir
low-rises. Most re	nters will	l be 1	nowh	ere n	eari
able to afford the	rents in	195 0	fth	e un	its
at 1147 Southern					

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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

IMPORTANT INFORMATION Please have this Canslated RENSEIGNEMENTS IMPORTANTS Priere de les faire traduire 重要資訊 高代人為空間の

直要資讯 法技人为非国际 MAHALAGANG KAALAMAN Mangyaring isalinito agdi srewrif facir ਕਰਕ ਇਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲਵਾ ਕਰਵਾਓ

TINTÜCQUANTRONG Xin hãy dịch sang tiếng Việt INFORMACIÓN IMPORTANTE Busque a alguinn que le traduzca

중요정보 반역해주세요

اطلاعات مهم لطفا در خراست كنيد اين اطلاعات را براى شما ترجمه كنند

City of Vancouver

Planning, Urban Design & Sustainability

453 West 12th Avenue Vancouver, BC V5Y 1V4



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

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

		s.22(1)
Addross	s.22(1)	Postal Code: VIH 153
Address: E-mail Add	s.22(1)	Fostat Code. Ve 1
	tification List:	E-mail Address
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roadway)) from CD-1 (708) (Comprehensive I	Development) to CD-1(Comprehensive Development).
The propos	sal is for a 28-storey mixed-use but	ilding that includes:
	of 248 secured rental units (53 units	s are designated as MIRHPP units);
	cial uses at grade; loor space ratio (FSR) of 10.52;	
	loor area of 18,335 sq. m (197,359	sq. ft.);
a maxim	num height of 84.25 m (276.40 ft.);	and
	erground parking stalls and 438 bik	e spaces
	erground parking statis and 430 Dik	e spaces.

What are your general thoughts about this rezoning proposal?

I am extremely concerned about the height/812e

of this proposed binding / #50, units and what it

rind do fo are neighborhood. Everything I have read/see

heard so car indicates that the neighborhood cannot

bustain a bineary of this size - the #1, people/cars etc

it including that etc and the pre-cedent it

will set he future building. I am all the

activatable traving bust I don't understand why

it couldn't be mut a better way - two shores

binediags for example. For we his own in this oven we

binediags for example. For we his own in this oven we

bin to want to lose air neighborhood addition hereign after a better some his first of the area with given high nicks.

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What specific concerns do you have about this rezoning proposal?
I am concerned what it will als to the
Grand also does to
- increased fractic, granding in one very small
-increased fration, anothing in one very small
I m concerned that this will set a precedent and that every buildy going sound will be this tall and it will the neighborhood!
and that every buildy goin souped will be
this toll and it will dish the reighborhood!

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E-mail: 2538Birch@vancouver.ca

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重要资讯 请找人为您简译 MAHALAGANG KAALAMAN Mangyaring isalin ito argelf arceral factor according to aid for a green according

TINTÜCQUANTRONG. Xin hây dịch sáng tiếng Việt INFORMACIÓN IMPORTANTE. Busque a alguien que le traduccă

중요정보 반역세주세요

اطلاعات مهم لطفا درخراست كنيد ابن اطلاعات را يراي شما ترجمه كنند

City of Vancouver

Planning, Urban Design & Sustainability

453 West 12th Avenue Vancouver, BC V5Y 1V4



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

Address: 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:	s.22(1)	Name:	100,01
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).	Address:		_ Postal Code: VGRIM6
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).	E-mail Address:		
Broadway) from CD-1 (708) (Comprehensive Development) to CD-1 (Comprehensive Development).	Add to Notification List: Mailing	address E-mail Address	
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Contact: Sarah Crowley and Marcel Gelein, Rezoning

Planners

E-mail: 2538Birch@vancouver.ca

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重要資訊 显找人為你翻譯 重要資訊 请找人为你翻译

MAHALAGANG KAALAMAN Mangyaring isalin ito संदुषी मान्त्रसानी विवास ववने दिस्मे वेहे हिम रा पुरुषा ववनपि TIN TÜCQUAN TRONG Xin häy dịch sang tiếng Việt

INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca

중요정보 번역해주세요

اطلاعات مهم اطفا در خواست كنيد اين اطلاعات را براى شما ترجمه كنند



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) Postal Code: VC 2A6 Address: s.22(1) E-mail Address: E-mail Address Add to Notification List:

Mailing 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 puportion to
any other ble in the area I understand the
need to alfadable housing However some
of the units in the originally planned
1st - story blig could be designated
for after below market bousing.
The size of the proposed belo
will kend Alriones deleterious
impact on the surrounding area.
The Just because Broadway ->
Ad Critical Adams nuvernt Fold 2019 9-1594 que exploit 65 rof 849 rse →

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et s	hould not be a	a excesso to
anea	te à carison à	la Yalotown out
of a	the Bronkillar cos	redo
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What specif	ic concerns do you have about this rezoning propos	al?
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8	inpeti Stassie	which is alreade
	prested. "	1
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a el	qually accessible to	those living in
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If you take	your comment sheet home, we request that you	
	to incorporate your comments in the application	
	, while the names and addresses are not shared, ar	
	mation. The information is collected by the City of Information and Protection of Privacy Act. Question	
Director, Ac	ccess to Information at 453 West 12th Avenue, Vand et 604-873-7999.	
For more in	formation or to submit comments regarding this pr	oposal online or by mail:
Website:	vancouver.ca/rezapps	
Contact:	Sarah Crowley and Marcel Gelein, Rezoning Planners	City of Vancouver Planning, Urban Design & Sustainability
	E-mail: 2538Birch@vancouver.ca	453 West 12th Avenue
	IMPORTANT INFORMATION Please have this translated RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire 重要資訊 请找人为你和问	Vancouver, BC V5Y 1V4
	重要資訊 请我人为你相评 MAHALAGANG KAALAMAN Plangyaring (satin ito	
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	INFORMACIÓN IMPORTANTE Busque a al guien que le traduzca 중요정보 반약해주세요	

اطلاعات مهم لطفا درخواست كنيد ابن اطلاعات را براى شما ترجمه كنند



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• a maximum height of 84.25 m (276.40 ft.); and		
	And the state of the	
187 underground parking stalls and 438 bike spaces.		
	 187 underground parking stalls and 438 bikes 	spaces.
This rezoning application is being considered under the Moderate Income Rental Housing Pilot Program.	This rezoning application is being considered up	nder 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 con't
believe this is even being considered
alcad of the Broad way plan being finalized
or without ony thought to required
amenities such as parks, stchools etc.
If this tower is what is required
to get just 53 mIRHP units then
the MIRMP is a deeply flowed
initiative.

My biggest concern is proposals like this
are emblematic of the city's (flawed) singu
focus on affordable housing and being qui
willing to sorrifice liveability in a neighbor
for affordability
What specific concerns do you have about this rezoning proposal? D Building height is grossly out of place
with the neigh bour boad-
2) Density of this progritude without only
plans for amenities
3 Approval of a drematic plan sipertose
the Broad way Carridar plan is in place
(4) so very few MIKMY UNITS in SUCH or huge
(5) Tradesquate # of parking stalks and the
resiltant sollower to street parking
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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MAHALAGANG KAALAHAN Mengyering isəlin ito ਕਰੂਰੀ ਜਾਣਕਾਰੀ ਕਿਰਮਾ ਕਰਕ ਕਿਸੇ ਕੁੱਲੇ ਇਸ ਦਾ ਉਲਵਾ ਕਰਵਾਓ TINTŰCQUANTRONG Xin hãy dịch sang tiếng Việt

INFORMACIÓN IMPORTANTE Busque a alquien que le traduzca

중요정보 빈약해주세요

اطلاعات مهم لطفا در خواست كنيد ابن اطلاعات را براى شما ارجعه كنند

City of Vancouver

Planning, Urban Design & Sustainability

453 West 12th Avenue Vancouver, BC V5Y 1V4



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

Address: Postal Code: <u>V4 \ 1 P3</u>
E-mail Address:
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.
107 anderground parking states and 450 blive 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 perposelledy of the city to ypromide bedegnesse, upphopherse
- 36mily for des siet of Vandonsler.
I am tales semporture of this
he-zounds application ind light of the
need as shown by duty studies.
"Catching up" is the phrase to use when
describing groposals as this one.
Ad Otto of all accomment Foolback 19 at 50 4 pulled to 16 short @ Allers of

		MENTALISM
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t specific concerns do you have abou	ut this rezoning proposal?	
e specific concerns do you have abou	at this recoming proposati	
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MAHALAGANG KAALAMAN Mangyaring isalin ito ਬਰੂਰੀ ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੱਲੋਂ ਇਸ ਦਾ ਉਲਬਾ ਕਰਵਾਓ TIN TÜCQUANTRONG Xin hay dịch sang tiếng Việt

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중요점보 번역해주세요

اطلاعات مهم لطفا در خواست كنيد اين اطلاعات را براى شما ترجمه كنند



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

Address: s.22(1) E-mail Address: s.22(1)	Name:	Postal Code: V5K366
Add to Notification List:	E-mail Address	
The City of Vancouver has received an applic Broadway) from CD-1 (708) (Comprehensive) The proposal is for a 28-storey mixed-use but a total of 248 secured rental units (53 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) a maximum height of 84.25 m (276.40 ft.); 187 underground parking stalls and 438 bik This rezoning application is being considered	Development) to CD- nilding that includes: is are designated as A sq. ft.); ; and ke spaces.	-1(Comprehensive Development).
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	concerns do you ha			
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重要資訊 請找人為你與可重要資訊 請找人为你與详

MAHALAGANG KAALAMAN Mangyaring isalin ito बहुवी मान्नवाची विवाध जववं विमे वेले दिन स पुराण वजस्पी TINTÚCQUANTRONG Xin hay dich sang tiếng Việt

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중요정보 반약해추세요

اطلاعات مهم لطفا برخواست كالود ابن اطلاعات وابراى شما ترجمه كند



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

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

	s.22(1) Name:	
Address: s.22(1)		Postal Code: V6H 1J3
E-mail Address:s.22(1)		
Add to Notification List:	address 🛮 🗷 E-mail Addre	ss
The City of Vancouver has received Broadway) from CD-1 (708) (Compre		
The proposal is for a 28-storey mixe		
 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 1		
• a total floor area of 18,335 sq. m		
 a maximum height of 84.25 m (276) 	.40 ft.); and	
187 underground parking stalls and	i 438 bike spaces.	
This rezoning application is being co	nsidered under the Modera	te 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.

	The second secon
	(表字VA)(2011)
	Manufacture
are a service and the service	A-A-A-A-A-A-A-A-A-A-A-A-A-A-A-A-A-A-A-
at specific concerns do you have about this rezon	
(see reverse)	
(JAC TEVESE)	

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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

IMPORTANT INFORMATION Please have this translated RENSEIGNEMENTS IMPORTANTS. Prière de les faire traduire

重要資訊 局找人為你想罪 重要資訊 局找人为你到手

MAHALAGANG KAALAMAN Mangyaring Halin ito बचुरी साटकारी कियम करते क्षित्रे केहे हिम स्ट प्रहार करवारी TINTÜCQUANTRONG Xin hay dich sang tráng Việt

INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca

중요정보 범의해주세요

اطلاعات مهم لطفا در خواست كنيد اين اطلاعات را براى شما ترجمه كنك



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

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

s.22(1)

Nam	9:
Address:	Postal Code: Vo R 1 Mg
E-mail Address:	
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 a total floor area of 18,335 sq. m (197,359 sq. ft.); 	THE RESERVE THE PARTY OF THE PA
 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 pro	
1. 28 Stories is far took	igh. We felt the origin
16 stories (now n	o longer being considered
	- but bearables No to 28
2. We are most concern	ed that should this
rezoning applica	tion be accepted a precede
would be establish	ied along the Broadwa.
corrider (possibl	y as far as Alma). This
is not desirable	
3. Look at Cambie as	nd Marine Prive Man
a man di a d	Additional amount 50 a 20 18450 que Baigen 75% of 68467 se >
apparently not	thriving.

hat specific concerns do you have about this rezoning proposal?	
1. A poor precident to set	
2. Increased traffic	
3. Childrens play areas at level 28	Whata
you thinking??	
4. Added costs for providing emergency services suc	has
Live vesponse, rescue and medical assistance for su	xh a
high vise building.	
5. My fear is corr of providing services will exceed tax	generate

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重要資訊 单技人为作相同 重要资讯 请我人为作相评

MAHALAGANG KAALAMAN Mengyaring helin ito सुन्दी सन्दर्भवी वितार बर्वाद दिन वेले दिन र दिलाग बर्वाद TIN TÜCQUAN TRONG Xin hay dich sang tiếng Việt

INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca

중요정보 반의배주세요

اطلاعات مهم لطفا در خراست كنيد اين اطلاعات را براى شما ترجمه كندد

City of Vancouver

Planning, Urban Design & Sustainability

453 West 12th Avenue Vancouver, BC V5Y 1V4



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

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

22(1)	Name:
s.22(1)	Postal Code: VGH IB 7
s.22(1) E-mail Address:	
Add to Notification List: Mailing addre	ess D E-mail Address
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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 proposed simply tacks on a few floors afrental housing. If the original 17 storey plan was for market housing to mow its 28 stories, it seems the developer is getting an extra.

Tor 8 floors of market housing for two nothingwith this rezoning. The upper floors are million that views this is not the neighborhood that will be as liveable.

having 500t more people on one corner.

What specific concerns do you have about this rezoning proposal?

The building to would be the highest by fair in the neighborhood. It would likely be the thin top of the wedge before others 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 to green a pen spaces for this neighborhood if you're throw all those other people in here.

4) It would be a blight on the neighborhood and totally in your face.

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

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E-mail: 2538Birch@vancouver.ca

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

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Planners

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重要资讯 请找人为你翻译

MAHALAGANG KAALAMAN Mangyaring isalin ito ਜ਼ਰੂਰੀ ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਚੱਲਸਾ ਕਰਵਾਓ

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중요정보 번역해주세요

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

	s.22(1) Name:	
s.22(1) Address:	Vancouver	Postal Code: V6-J 5E7
s.22(1) E-mail Address:		
Add to Notification List: Mailing address	☐ E-mail Address	
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187 underground parking stalls and 438 biker		
	en e	Dontol Harrison Billet December
This rezoning application is being considered	under the Moderate Income	kental Housing Pilot Program.
What are your general thoughts about this re	zoning proposal?	, =
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nat specific concerns do you have about this rezoning proposal?	
Increased height allowances	
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Sarah Crowley and Marcel Gelein, Rezoning Contact:

Planners

E-mail: 2538Birch@vancouver.ca

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MAHALAGANG KAALAHAN Mangyaring isalimito **ਪਹੁਰੀ ਜਾਣਕਾਰੀ** ਕਿਰਪਾ ਕਰਕ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲਜਾ ਕਰਵਾਉ TINTÜCQUANTRONG Xin hãy dịch sang tiếng Việt

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

> 22/4)	Name:	s.22(1)	
Address: s.22(1)		(A) (C) (A)	Postal Code: V5Z 2A7
E-mail Address: s.22(1)			
Add to Notification List: Mailin	ng address 💢 E-mai	l Address	
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a maximum height of 84.25 m (2)	the constitution of the co		
187 underground parking stalls a	nd 436 bike spaces.		
This rezoning application is being of	considered under the	Moderate Income R	ental Housing Pilot Program.
What are your general thoughts ab	out this rezoning prop	osal?	
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and badly need	ed. As a	big bone	0 1 2 2 4
SO close to	new could	transit	
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nt specif	fic concerns do	you have abou	it this rezoning	proposal?		
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City of Vancouver

Planning, Urban Design & Sustainability

453 West 12th Avenue Vancouver, BC V5Y 1V4



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

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

Name:

What specific concerns do you have about this rezoning proposal?
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A 2 BEDROOM IS GREENTLY BEYOND WHAT
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Rezoning Application - 2538 Birch Street (formerly 1296 West Broadway)

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s.22(1) Address:	Name:	Postal Code: VbKIM
s.22(1) E-mail Address:		
Add to Notification List: ப Mailing ad	idress L E-mail Address	
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a total floor area of 18,335 sq. m (19)		
a maximum height of 84.25 m (276.40		
	38 hike snares	
 187 underground parking stalls and 43 	so bine spaces.	

Too high, no neighbourhood consultation, walterlab
Put a moratorium on MITHRPPUNTII THE
Broadway Plan is done
Strong The 20 pilot projects under MITHRPP
Should not be exempted.
Sprinkling too high buildings Mut offer 8090
Unafforduble rents all over the city may
not be the best path to take there are
better solutions than this lose, lose one
being offened

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cific concerns do you have about this rezoning proposal?	El puncial algres
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اطلاعات مهم لطفا در خواست كنيد ابن اطلاعات را براى شما ترجمه كنند

Postal Code: V6H 1B2



Address:

s.22(1)

COMMENT SHEET

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

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

Name:

E-mail Address: S.22(1)				
Add to Notification List:	Mailing address	E-mail Address		
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and the second	REVUOD
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at specific concerns do you have about this	s 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

IMPORTANT INFORMATION Please have this translated RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire

重要資訊 請找人為你福軍 重要資訊 请找人为你福泽

MAHALAGANG KAALAMAN Mangyaring isalin ito ਜ਼ਰੂਚੀ ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੇ ਇਸ ਦਾ ਉਲਜਾ ਕਰਵਾਓ TIN TŰC QUAN TRỘNG Xin hãy dịch sang tiếng Việt

INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca

중요정보 빈역해주세요

اطلاعات مهم لطفا در خراست كنيد ابن اطلاعات را براى شما ترجمه كنند



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

	s.22(1)
s.22(1)	Name:
Address: s.22(1)	Burnaly, 13c, Postal Code: US A456
E-mail Address:	
Add to Notification List:	ess 🗆 E-mail Address
	olication to rezone 2538 Birch Street (formerly 1296 West re Development) to CD-1(Comprehensive Development).
The proposal is for a 28-storey mixed-use b	
a total of 248 secured rental units (53 units)	nits 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 (197,35	59 sq. ft.);
• a maximum height of 84.25 m (276.40 ft.	
187 underground parking stalls and 438 b	nke spaces.
This rezoning application is being consider	ed under the Moderate Income Rental Housing Pilot Program.
	rezoning proposal? nords more units. The additional illy housing is recolled in the city sport this proposal.

specific concerns do you have about this rezoning proposal?		
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	pecific concerns do you have about this rezoning proposal?	
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重要資訊 场找人为你想评

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INFORMACIÓN IMPORTANTE Busque a alguisn que le traduzca

중요정보 반약해주세요

اطلاعات مهم لطفا در خواست كنيد اين اطلاعات را براى شما ترجمه كنند



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

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

s.22(1)	Name:	
Address: s.22(1)		Postal Code:
E-mail Address:s.22(1)		
Add to Notification List: Mail	ing address E-mail Address	
	ed an application to rezone 2538 Bir	
Broadway) from CD-1 (708) (Com	prehensive Development) to CD-1(C	omprehensive Development).
The proposal is for a 38 storoy m	ived use building that includes:	
The proposal is for a zo-scorey in	ixed-use building that includes.	
a total of 248 secured rental ur	nits (53 units are designated as MIRF	IPP units);
 a total of 248 secured rental ur commercial uses at grade; 	nits (53 units are designated as MIRF	IPP units);
 a total of 248 secured rental ur commercial uses at grade; a total floor space ratio (FSR) or 	nits (53 units are designated as MIRF of 10.52;	IPP units);
The proposal is for a 28-storey m a total of 248 secured rental ur commercial uses at grade; a total floor space ratio (FSR) o a total floor area of 18,335 sq. a maximum height of 84.25 m (nits (53 units are designated as MIRF of 10.52; m (197,359 sq. ft.);	IPP units);
 a total of 248 secured rental ur commercial uses at grade; a total floor space ratio (FSR) o a total floor area of 18,335 sq. 	nits (53 units are designated as MIRF of 10.52; m (197,359 sq. ft.); 276.40 ft.); and	IPP units);
 a total of 248 secured rental ur commercial uses at grade; a total floor space ratio (FSR) or a total floor area of 18,335 sq. a maximum height of 84.25 m (187 underground parking stalls 	nits (53 units are designated as MIRF of 10.52; m (197,359 sq. ft.); 276.40 ft.); and and 438 bike spaces.	HPP units); come 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 become a resident in
Fairview because the community is close fanity 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 meny of
the under 35 year old enound in variouver who can't
afford the rent on the higher level units will cost,
even though it is this group of people who will be
responsible for helping vancouvers economy thrive as
Additional/agoponnern F6020d 9x564cueatennografeverse →

baby-homers confine to refire, we reed to focus on developments that will support the reset generation in having families + growing businesses throughout the Brandway -

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-MSes.
* The design is to the ugy (and very boring). It adds to nothing to define vancouver, or Broadway,
as a boartiful, creative City.
· Unaccessible Prices for the ulcoming generation (sma
· Unarcessible Prices for the ulcoming generation (sma Portion of the lower levels being low income isn't substantial
enough)
Tt'll be a very tall sore thumb stricking out in the
area !

If you take your comment sheet home, we request that you submit it to City staff by <u>August 8, 2019</u>, 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

중요정보 번의해주세요

E-mail: 2538Birch@vancouver.ca

important information. Please have this translated RENSEIGNEMENTS IMPORTANTS. Prière de les faire traduire 重要資訊 請找人為作單样重要資訊 請找人為作翻样 MAHALAGANG KAALAMAN. Mangyaring train ito agail mrawrd fame acat fith 高速 使用 更 管理 acat f

اطلاعات مهم لطفا در خواست كنيد ابن اطلاعات را براى شما ترجمه كلند

City of Vancouver Planning, Urban Design & Sustainability 453 West 12th Avenue

Vancouver, BC V5Y 1V4

City of Vancouver - FOI 2019-594 - Page 194 of 849

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s.22(1)

COMMENT SHEET

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

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

Name:

Address:	Postal Code: V6H (B6
E-mail Address:s.22(1)	
Add to Notification List: Mailing address E	-mail Address
The City of Vancouver has received an application t Broadway) from CD-1 (708) (Comprehensive Develop	
The proposal is for a 28-storey mixed-use building t	nat includes:
 a total of 248 secured rental units (53 units are de 	esignated as MIRHPP units);
commercial uses at grade; Commercial uses at grade; 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 	1
• 187 underground parking stalls and 438 bike space	s.
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 City allowed a 20 storey
highrise on a max. 12 or	13 storage highres site.
The new building is totall	y out of scale with its
neighbours. How is the	o a lander.
0	ingrastateture agong to reep
up with this new buil	deng.
This conflicts with the	Broadway Planning Program
When and would till the	. ,0 .0 .0
and work week love love	PAP . N. Vinished
- (1 (1) (1) -	BAP is finished
MESSAGE for the City is	that the developers & investa
MESSAGE for the City is	that the developers & unvesta
MESSAGE for the City is	htful when identifying

There are many other sites in the City that the
There are many other sites in the city that the develop can use. Why pick one of the most expensive areas of vancouner to do the
accoming around of Vancouner to do the
development?
What specific concerns do you have about this rezoning proposal?
architectually the building has no characters little massing mores & changing brick cold
tate massing mores + thonging black cold
does not work! The building has to sing!
This one a falling floot!!
If you take your comment sheet home, we request that you submit it to City staff by <u>August 8, 2019</u> , to allow time to incorporate your comments in the application process.
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telephone at 604-873-7999.
For more information or to submit comments regarding this proposal online or by mail:
Website: vancouver.ca/rezapps

Sarah Crowley and Marcel Gelein, Rezoning Contact:

Planners

E-mail: 2538Birch@vancouver.ca

important information Please have this translated RENSEIGNEMENTS IMPORTANTS. Prière de les faire traduire 重要資訊 結技人共华翻译 重要资讯 请找人为你翻译

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اطلاعات مهم تطفا در خواست كايد اين اطلاعات وا براى شما ترجمه كالد



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

	s.22(1) Name:
s.22(1)	
Address:	Postal Code: V6H M7
E-mail Address:	
Add to Notification List: Mailing address	I E-mail Address
	on to rezone 2538 Birch Street (formerly 1296 West elopment) to CD-1(Comprehensive Development).
The proposal is for a 28-storey mixed-use building	ng that includes:
a total of 248 secured rental units (53 units are	e 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.	
 a maximum height of 84.25 m (276.40 ft.); and 	
 187 underground parking stalls and 438 bike spa 	aces.
This rezoning application is being considered und	der the Moderate Income Rental Housing Pilot Program.
What are your general thoughts about this rezoni	ing proposat?
Support the project.	
" "	
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			RENCOAL
at specific concerns do you have about	this rezoning propo	sal?	
No concours.			

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MAHALAGANG KAALAMAN Mangyaring natio ito ਜ਼ਰੂਰੀ ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਇਸ ਕੋਲੇ ਇਸ ਦਾ ਉਲਵਾ ਕਰਵਾਓ TINTÜCQUANTRONG Xin hay dịch sang tiếng Việt

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중요정보 번의해주제요

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

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

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AND AND THE RESERVE OF THE PARTY OF THE PART	Name:	
s.22(1) Address:	Jan.	Postal Code: VbH1 Kb
E-mail Address: s.22(1)		
Add to Notification List: Mailir	ng address # E-mail Address	S
		8 Birch Street (formerly 1296 West
Broadway) from CD-1 (708) (Compr	rehensive Development) to CD	-1(Comprehensive Development).
The proposal is for a 28-storey mix	ed-use building that includes:	
The proposal is for a 28-storey mix a total of 248 secured rental unit		
 a total of 248 secured rental unit 	ts (53 units are designated as i	
 a total of 248 secured rental unit commercial uses at grade; a total floor space ratio (FSR) of a total floor area of 18,335 sq. m 	ts (53 units are designated as <i>i</i> 10.52; n (197,359 sq. ft.);	
 a total of 248 secured rental unit commercial uses at grade; a total floor space ratio (FSR) of a total floor area of 18,335 sq. m a maximum height of 84.25 m (27) 	ts (53 units are designated as <i>i</i> 10.52; n (197,359 sq. ft.); 76.40 ft.); and	
 a total of 248 secured rental unit commercial uses at grade; a total floor space ratio (FSR) of a total floor area of 18,335 sq. m 	ts (53 units are designated as <i>i</i> 10.52; n (197,359 sq. ft.); 76.40 ft.); and	

What are your general thoughts about this rezoning proposal?

-	most important! Are we planning to build sky scrapers who
	belong downtown in our area? Why not 2 bindings of 16 Floors
	belong downtown, in our area? Why not 2 bindings of 16 floors nather than one of 28 floors? Broad way well 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 tunkso.
	Inventors would be myansuer.
_	Once the 286 tory is approved it will open the floodgates
	For more invostors applying for a 28 Floor project.
	AddityonfallancouvremtFsplacer18:594queagjer19:91ofr84erse >

- Anoter great concern is traffic. Jagree we cannot get around this. But currenting we are seeing traffic zipping at high speed, turning from 12 Are & Broad way into 11 Are toget 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 backalley, we cannot see if traffic is coming the ough oue to heavy parking there a) so. The inch out with no view of coming traffic. Several people in our building have been hit by cars speeding through the backalley. What did ICBC say? It is our fault (reside for we should watch for one oning traffic. A 28 story blag around the corner will add to this is sue. There are just a few of my concerns. Please think this through! We are hardworking vancouverites who would like to like 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.

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Planners

E-mail: 2538Birch@vancouver.ca

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

	Name:
Address: s.22(1)	Postal Code: USH 19
E-mail Address:	
	III E may Addross
Add to Notification List: Mailing address	Li E-mait Address
The City of Vancouver has received an applica	ation to rezone 2538 Birch Street (formerly 1296 West
Broadway) from CD-1 (708) (Comprehensive D	Development) to CD-1(Comprehensive Development).
The proposal is for a 28 storay mixed use built	Iding that includes
The proposal is for a 28-storey mixed-use built • a total of 248 secured rental units (53 units	
commercial uses at grade;	are designated as mittin i amosy,
a total floor space ratio (FSR) of 10.52;	
• a total floor area of 18,335 sq. m (197,359 s	sq. ft.);
• a maximum height of 84.25 m (276.40 ft.); a	
 187 underground parking stalls and 438 bike 	e spaces.
This rezoning application is being considered a	under the Moderate Income Rental Housing Pilot Program.
This rezoling application is being considered to	under the moderate medine remainment modern ogram.
What are your general thoughts about this rez	zoning proposal?
Still confused if this	1.5 a good or Sad thing
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specific concer	ns do you have about this rezoning proposal?	
K Hay	builder to sets appared will i-	+
and b	more taller building joing up	
1 TI	11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
10 11 0	noighborhood. Will the put older	
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dely 9	7 aned "	
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Planners

E-mail: 2538Birch@vancouver.ca

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MAHALAGANG KAALAMAN Mangyanng balin ito सबुवी नारकारी जिलाग तरके किमें बेले हिम स्ट व्हिंगा बनाएकि TINTÜCQUANTRONG Xin häydich sang tiếng Việt

INFORMACIÓN IMPORTANTE. Busque a alguien que le traduzca

중요정보 번역세주세요

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s.22(1)

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:	= 22/4\	Postal Code: VAH 4618
E-mail Ad	s.22(1)	
Add to No	otification List:	ress
	of Vancouver has received an application to rezone	
Broadway	y) from CD-1 (708) (Comprehensive Development) to	CD-1(Comprehensive Development).
The prop	osal is for a 28-storey mixed-use building that include	les:
The state of the s	of 248 secured rental units (53 units are designated	as MIRHPP units);
CASS INTO SE	rcial uses at grade; floor space ratio (FSR) of 10.52;	
The second second	floor area of 18,335 sq. m (197,359 sq. ft.);	
The same of the same of the same of	mum height of 84.25 m (276.40 ft.); and	
• 187 und	derground parking stalls and 438 bike spaces.	
This rezo	ning application is being considered under the Mode	rate Income Rental Housing Pilot Program.
What are	your general thoughts about this rezoning proposal	
Thi	is an aprecedent into	usion or this area.
Mo		oroidered with out a
BRO	ADWAY PLAN in place.	
& Sha	onld this proceed (this d	evelopment) it will not
Se 1	org before you will have	28++ Buildings from
Vine	to Cambre. It will h	wk full lilo Yaletown
At	16 stokey building is	also imprecdont but
AND	No reed social horseine	1' 1-
0.0	nd thrank 16 has to be	acceptable.
	we while by the second	

What specific concerns do you have about this rezoning proposal?
The akked number of automobiles on the Street
- or how many The Very size is ardintectually
un attractive, the dousty of several of these
buildings - and if this is allowed. Those will certainly be many more. It was destroy this
certainly be every more. It was destroy this
He will be a destoucture do the neighbourhood; character and will destroy this lovely neighborhood
It will be a destoucture to the neighbour hoods
character and will destroy this lovely neighborhood

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MAHALAGANG KAALAMAN Mengyaring isalin ito agail ਜਾਣਕਾਰੀ ਕਿਹਾ। ਕਰਕੇ ਇਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲਾ। ਕਰਵਾਓ TINTŰCQUANTRONG Xin hãy dịch sang tiếng Việt

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اطلاعات مهم لطفا در خراست كنيد اين اطلاعات را براى شما درجمه كنلد

City of Vancouver

Planning, Urban Design & Sustainability

453 West 12th Avenue Vancouver, BC V5Y 1V4



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

s.22(1)		Name:		=	
Address:			Postal Co	de:	
E-mail Address:	s.22(1)		Voncou	rei	
Add to Notification	List: ☐ Mailing address	☐ E-mail Address			
	ver has received an applica 1-1 (708) (Comprehensive D				
	a 28-storey mixed-use build cured rental units (53 units at grade;		HPP units);		
	e ratio (FSR) of 10.52; of 18,335 sq. m (197,359 s	a ft)		STATE OF THE PARTY.	
	at of 84.25 m (276.40 ft.); a	M. 1997			
• 187 underground	parking stalls and 438 bike	spaces.			
This rezoning applic	cation is being considered (under the Moderate In	come Rental Housi	ng Pilot Program.	
What are your gene	eral thoughts about this rez	oning proposal?			
THE 1	PROJECT 1	REPRESENTS	AN OF	PORTUNITY	
10.0	CREATE NE	W SECUR	E PURP	POSE-BUTIT	
RENTAL HOUSTNE FOR THE COMMUNITY.					
THIS REZONANG APPLICATION MUST BE					
APPROVED. THE CITY IS					
SIG	NIFICANTL	Y BELOW	ITK	RENTAL	
CONS	STRUCTION	TARGETS	· HERES	AN	
DPF	PORTUNITY	TO my	A A	DEFFERENCE	
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at specific concerns do you have about this rezoning proposal?	
NO CONCERNS	
	The state of the s

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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

IMPORTANT INFORMATION Please have this translated RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire

重要資訊 結找人為你翻譯 重要資訊 请找人为你翻译

MAHALAGANG KAALAMAN Mangyaring Isalin ito सचुची मान्डवाची विवाग वर्जन सिमे वेंड हिम सा पुरुषा वर्जार्ड TINTŰCQUANTRONG Xin hay dịch sang tiếng Việt

INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca

중요정보 번역해주세요

اطلاعات مهم لطفا در خواست كنيد اين اطلاعات را براى شما ترجمه كنند



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 113
s.22(1) E-mail Address:	
Add to Notification List: Mailing address E-mail Add	ress
The City of Vancouver has received an application to rezone	7538 Birch Stroot /formarky 1304 Wast
Broadway) from CD-1 (708) (Comprehensive Development) to	
production, from our (voo) (comprehensive percopment) to	cs ((comprehensive bevelopment).
The proposal is for a 28-storey mixed-use building that includ	les:
• 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 Mode	rate Income Rental Housing Pilot Program.

What are your general thoughts about this rezoning proposal?

KFZONING 15 INAPPROPRIATE, THE 16 FLOOR BUILDING APPROVED FOR THIS "FITS" SITE WITH EXISTING BUILDINGS. ADDITION of A 28 FLOOR BUILDING PRECEDENT WILL CERTAINLY FAIRVIEW SOUTH BECOMING PULLY UP WITH THE BULLBING of 4-6 FLOOR LAND ASSEMBLY ON CUMBIE) PROAVEING SIGNIFICANT NUMBER of HOUSING BUT: THE "AFFORDABLE" RENTAL UNITS UNITS AFFORMABLE BY A FEW, BUT AN INCOURE UNREALISTIC FOR YOUNG PEOPLE JUST OU OF DRIVING FORCE FOR THIS PULL PAGESTIONE VOICENEED SPACE STORE FOR THIS PULL PAGESTION OF SECTION OF BE GREED. MPPEARS

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nat specific concerns do you have about this rezoning proposal?	

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重要資訊 请我人为你题写重要资讯 请我人为你题评

MAHALAGANG KAALAMAN Mangyaring isalin ito ਜ਼ਰੂਰੀ ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲਬਾ ਕਰਵਾਓ TINTŰCQUANTRONG Xin hay dịch sang tiếng Việt

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중요정보 번역해주세요

اطلاعات مهم لطفا در خواست كنيد اين اطلاعات را براى شما ترجمه كنند



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

Name: s.22(1)
Address: S.22(1) Postal Code: V6H 0AQ
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 recogning property
What are your general thoughts about this rezoning proposal?
great way to test the long-term viability of the MRHPP.
I support the higher density and availability of rental
apartments on artenial streets (close to soon to be
built Granville a Broadnay transit station)

THE SHEET SH	
at specific concerns do you have about this rezoning proposal?	
The state described and the state of the sta	

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重要資訊 居找人为你到得

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