

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)	6/1.	2.00
Address:	s.22(1)	F	Postal Code: V6 VI	SKS
E-mail Address:	J.22(1)	Maria Brita	mittel to the	No.
Add to Notification Lis	:: Mailing address E-mail	Address		
The City of Vancouver	has received an application to rez	one 2538 Birch Street	t (formerly 1296 West	
A CONTRACTOR OF THE STREET	708) (Comprehensive Development	14- CD 4/C	nsive Development)	
Broadway) from CD-1 (700) (comprehensive bevelopment) to CD-1 (Comprener	isive bevelopment.	
			isive bevelopment.	
The proposal is for a 2	3-storey mixed-use building that in	cludes:		
The proposal is for a 2 • a total of 248 secure	3-storey mixed-use building that in d rental units (53 units are designa	cludes:		
The proposal is for a 2	3-storey mixed-use building that in d rental units (53 units are designa rade;	cludes:		
The proposal is for a 2 • a total of 248 secure • commercial uses at g • a total floor space ra • a total floor area of	3-storey mixed-use building that in d rental units (53 units are designa- rade; tio (FSR) of 10.52; 18,335 sq. m (197,359 sq. ft.);	cludes:		
The proposal is for a 2 • a total of 248 secure • commercial uses at a • a total floor space ra • a total floor area of • a maximum height of	3-storey mixed-use building that in d rental units (53 units are designa- rade; tio (FSR) of 10.52; 18,335 sq. m (197,359 sq. ft.); 84.25 m (276.40 ft.); and	cludes:		
The proposal is for a 2 • a total of 248 secure • commercial uses at a • a total floor space ra • a total floor area of • a maximum height of	3-storey mixed-use building that in d rental units (53 units are designa- rade; tio (FSR) of 10.52; 18,335 sq. m (197,359 sq. ft.);	cludes:		

What are your general thoughts about this rezoning proposal?

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ie su	vouded	by	mid.	- rise	hell	mais	anest
and	cando	mium	brild	ings .	I will	nyl	nie
	ce su	and combo	ce surounded by	and consumición bristal	and consumición biddings.	and consumición biololiza. I will	to never away whereas I would voster be surrounded by mid-rese well mainted and combanion briddings. I will not the windown.

2. The huge highest at tingsney and Brooking roll of the position will of huge highises along Brooking almost as bad as hings on fee elevand freeway, Samething Vancour has availed.

What specific concerns do you have about this rezoning proposal?

Using rental values for only 2005 t buildings to generale
the average 2018 rated for Vancour virytepresses the
true vertal value in this area. The 2005 buildings
and particularly the many pre 1980 buildings in
this area have much law vertal value. Purpl vous for
the moderal vicane with or this building with has be much
love than the coverage for 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.

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 Priese deles fane traduire

重要資訊 场共人为你期间 重要资讯 动共人为你相问

MAHALAGANG KAALAMAN Mangyaring nafin ito ਸ਼ਰੂਰੀ ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲਸ ਕਰਵਾਉ TIN TÜCQUANTRONG Xin hay dịch sang tiếng Việt

INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca

중요정보 반의해주세요

اطلاعات مهم لطفا درخواست كانيد ابن اطلاعات وابراى شما ترجمه كاند

City of Vancouver

Planning, Urban Design & Sustainability

453 West 12th Avenue Vancouver, BC V5Y 1V4

Postal Code:



Address:

Vancouver

s.22(1)

COMMENT SHEET

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

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Name:

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ne City of Vancouv	er has received an application to rezone 2538 Birch Street (formerly 1296 West
	1 (708) (Comprehensive Development) to CD-1(Comprehensive Development).
he proposal is for a	a 28-storey mixed-use building that includes:
	ared rental units (53 units are designated as MIRHPP units);
commercial uses a	t grade;
	ratio (FSR) of 10.52;
	of 18,335 sq. m (197,359 sq. ft.); c of 84.25 m (276.40 ft.); and
	parking stalls and 438 bike spaces.
his rezoning applic	ation is being considered under the Moderate Income Rental Housing Pilot Program.
Vhat are your gener	ral thoughts about this rezoning proposal?
-11 .	ral thoughts about this rezoning proposal? What is presented is reasonable and appropriate 6
I think h	what is presented is reasonable and appropriate 6
I think h	what is presented is reasonable and appropriate 6 ation, meeting city policies and addressing the
I think h on the loc needs of	what is presented is reasonable and appropriate & ation, preeting city policies and addressing the a changing city experiencing an affordability
I think h on the loc needs of	what is presented is reasonable and appropriate & ation, preeting city policies and addressing the a changing city experiencing an affordability would yoursally prefer more moderate density
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I think h on the loc needs of While I	what is presented is reasonable and appropriate & ation, preeting city policies and addressing the a changing city experiencing an affordability would yoursally prefer more moderate density
I think h on the loc needs of While In across al	what is presented is reasonable and appropriate to a thing presented is reasonable and appropriate to a changing city experiencing an affordability would yenerally prefer more moderate density heighbourhoods (especially single family tweet is an appropriate tration for a development of a development of the single family the
I think h on the loc needs of While In across al	what is presented is reasonable and appropriate to a this present city policies and addressing the a changing city experiencing an affordability would yoursally prefer more moderate density neighbourhoods (Especially single family tweet

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TESSO THROUGH
What specific concerns do you have about this rezoning proposal?
Project apposition will result as a shorter Strater
building instead of subsidized rental, which the
City devely needs especially in the core. Parking
concerns in the Sucrounding reighbourhood
Should not be relevant to the outcome of
this project
This tiples

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重要資訊 局技人為你翻译 重要資訊 请技人为你翻译

MANALAGANG KAALAMAN Mangyaring isalin ito स्वृती सारकारी विवास तकते किम केंद्र किम ए द्विता वर्तकों TINTÜCQUANTRONG Xin hay dịch sáng tiếng Việt

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E-mail Address:	
Add to Notification List: Mailing	g address E-mail Address
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a total of 248 secured rental units commercial uses at grade;	s (53 units are designated as MIRHPP units);
a total floor space ratio (FSR) of 10	0.52;
a total floor area of 18,335 sq. m	
a maximum height of 84.25 m (276	
187 underground parking stalls and	u 436 bike spaces.
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What are your general thoughts abou	out this rezoning proposal?
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중요정보 반역배주세요

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Address: s.22(1)	Postal Code: VOC Party
E-mail Address:	
Add to Notification List: Mailing a	ddress 🛛 E-mail Address
	application to rezone 2538 Birch Street (formerly 1296 West ensive Development) to CD-1(Comprehensive Development).
The proposal is for a 28-storey mixed-	use building that includes:
	3 units are designated as MIRHPP units);
commercial uses at grade;	
 a total floor space ratio (FSR) of 10.5 	
a total floor area of 18,335 sq. m (19)	
• a maximum height of 84.25 m (276.4	
187 underground parking stalls and 4	138 DIKE spaces.
This rezoning application is being cons	sidered under the Moderate Income Rental Housing Pilot Program.
What are your general thoughts about	
I LOVE the proposal!!	This proposal is absolutely perfect for the area. The
	development # The advance to the 2030 Green
Inthities by Vancouver is	something that I nothing short of improsive.
DIIA I When it	- War American Total R# V-
wack to the build the	amonities floors are improssive. Incomed again he
ground-level ictail units a	ilso weet the stood appropriately and the theretail
Decouples to a man a habled	n i O
Canony 10 x MACINEGOT.	

What specific concerns do you have about this rezoning proposal?
I'm afraid tis for too short. All mounty commonts aside, it is ante frankly shocking that the backwards NIMBY's of this city would around to drange any thating about this fluture Inhan development
stratific that the backwards VIMBYS of the city arould around to drange
an Holisa report this fluture Inhan development
That is my biggest concern! that part of touch UMBY's and the text spineless city government will water Down and Elminish a proposal such as this. This proposal is perfect for the orang lovery, and location spin I have that there are many more like that for Broadway. Well Done!
Salmaless rity approximent will water Down and Elmingth a proposal
such as this this proposal is perfect for the area doubt, and location
Lord I have that there are many move like that for Brogelyay.
well Done!

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important information Please have this translated RENSEIGNEMENTS importants Prière de les faire traduire 重要資訊 結共人為告題軍 重要資訊 法社人为年間译 MAHALAGANG KAALAMAN Mangyaring isain its

बचुची मण्डलची विकार तको थिये वेहें थिय रा देखार कारणी TINTÜCQUANTRONG Xinhay dich sang tiếng Việt INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca 중요정보 번역해주세요

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Address:	s.22(1)			W-	Postal Code: USHIL7
E-mail Ad	ldress:	s.22(1)			
Add to No	otification	List:	ddress / E-mail	Address	
					Street (formerly 1296 West
Broadway	() from Cl)-1 (708) (Comprener	nsive Developmen	t) to CD-1 (Comp	orehensive Development).
The propo	osal is for	a 28-storey mixed-u	se building that in	ncludes:	
		a 28-storey mixed-u ured rental units (53			units);
• a total	of 248 see				units);
a total of comments.	of 248 sec rcial uses	cured rental units (53	3 units are designa		units);
a total ocommera total o	of 248 sec rcial uses floor spac	cured rental units (53 at grade;	3 units are designa 2;		units);
a total ofcommenta total ofa total of	of 248 sec rcial uses floor spac floor area	cured rental units (5) at grade; e ratio (FSR) of 10.5	3 units are designa 2; 7,359 sq. ft.);		units);
a total ocommera total oa total oa maxim	of 248 sec rcial uses floor spac floor area num heig	cured rental units (53 at grade; e ratio (FSR) of 10.5 of 18,335 sq. m (19	3 units are designa 2; 7,359 sq. ft.); 0 ft.); and		units);

pan) To address the rend issue occurry in Various. The desire of the building will help to give Fairview some character. I am very pro developmen if I' provides more housing 4 lesps to tonier diversing Fairview.

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at specific concerns do you have about this rezoning proposal?	
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or vall) o Traffic controlled.	,

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중요정보 번역체주세요

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s.22(1) Address:	Postal Code: V6H 163
E-mail Address: s.22(1)	
Add to Notification List:	☐ E-mail Address
	ion to rezone 2538 Birch Street (formerly 1296 West velopment) to CD-1(Comprehensive Development).
The proposal is for a 28-storey mixed-use building	ing that includes:
a total of 248 secured rental units (53 units are	re 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	nd
187 underground parking stalls and 438 bike sp	paces.
This rezoning application is being considered un	nder the Moderate Income Rental Housing Pilot Program.
What are your general thoughts about this rezon	ning proposal?
POSITIVE. I AM SUPPO	ETIVE OF THE PROJECT - IT
SUPPORTS THE CITY'S (COMMITMENT (AND PROVINCE'S)
TO PROVIDE REDLISTIC,	ECONOMIC, AND SUSTAINABLE
GALLITIONS FOR AN AF	FORDBUR HOUSING CRISIS
IN VANCOUVER	
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NATHOR PROJECT.			
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ENSURING SUFFICIENT PIER UNIT SQUARE FOOTOGE FOR FAMILY LINKS MAINTAINING VIEW CORDOORS HOR PRESIDENTS		Res	2 Tribule20
FOR FAMILY LINKS MAINTAINING VIEW CORPORES HOR PRESIDENTS	at spec	ecific concerns do you have about this	rezoning proposal?
FOR FAMILY LINKS MAINTAINING VIEW CORDODES FOR PASIDENTS	E	INSURING SUFFICIEN	T PER UNIT SQUARE FOOTAGE
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SONTH OF PROJECT.	. h	MANTAINING VIEW	CORDODES KOR PASIDENTS
	-	SOUTH OF PROJECT.	

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 a maximum height of 84.25 r 187 underground parking stal 		
Tor under 5 out to parking star		
THE RESIDENCE OF THE PARTY OF T		
This rezoning application is be	ing considered under the Moderate	e Income Rental Housing Pilot Program.
		e Income Rental Housing Pilot Program.
What are your general thought	s about this rezoning proposal?	
What are your general thought		
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What are your general thought Support 41 in the city,	is about this rezoning proposal? As a proposal. As a libelieve it is imp	single person living
what are your general thought Support to in the city, to have avail	is about this rezoning proposal? As a proposal. As a libelieve it is implicable affordable he	single person living portant of necessary susing. I have recently
What are your general thought I supposed the in the city, to have avail been in the rent	is about this rezoning proposal? As a proposal. As a I believe it is implable affordable ha all market for a s	single person living, portant of necessary susing. I have recontly single occupancy suite
what are your general thought I supposed the in the city, to have avail been in the rent and not only is	is about this rezoning proposal? As proposal. As a I believe it is implicable affordable he all market for a s Alma are there few	single person living portant of necessary susing. I have recently single occupancy suite reasonable units available
what are your general thought I supposed the in the city, to have avail been in the rent and not only in	is about this rezoning proposal? As proposal. As a I believe it is implicable affordable ho ral market for a s Atma are here few	single person living portant at necessary suite reconfly suite reasonable units available tons. I have had so
what are your general thought I supposed the in the city, to have avail been in the rent and not only is my income cannot wany conversation	is about this rezoning proposal? As proposal. As a I believe it is implicable affordable ha ral market for a s uting are there few of support most of tons on this topic - n	single person living portant at necessary suite reasonable units available tons. I have had so nany of the processor went
what are your general thought I supposed the in the city, to howe avail been in the rent and not only is my income cannot wany conversation	is about this rezoning proposal? As proposal. As a I believe it is implicable affordable ha ral market for a s uting are there few of support most of tons on this topic - n	single person living portant of necessary susing. I have recently single occupancy suite reasonable units available

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What specific concerns	do you have about this rezoning proposal?
As somoono	who te enjoys being at nome - I would.
	d with sufficient space in each unit. Most of
the units	Vary in size and dayout
	one who relies on the buses than him
Broadway-	I would be concerned with its effection
traffic.	

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重要資訊 學校人為特別等 重要資訊 法找人为特别证

MAHALAGANG KAALAMAN Mangyaring ballin Ro ਜ਼ਰੂਰੀ ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਤ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲਜਾ ਕਰਤਾਓ TINTÜCQUANTRONG Xin hāy dịch sang tiếng Việt

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		q. m (197,359 sq. ft.);			
	Married William Co.	n (276.40 ft.); and Ils and 438 bike spaces.			
- for underg	round parking stat	no and 100 bine spaces.			
This rezoning	application is bei	ing considered under th	ne Moderate Income	Rental Housing P	ilot Program.
What are you		s about this rezoning propert the rent		n	
What are you	Fully sup	put the rent	al program		But.
What are you	Fully sup Beautifu	e building,	uell pre	sented t	
What are you	Fully sup Beautifu Too tall	e building, L. for it's s	well preside and I	sented to	
What are you	Fully sup Beautifu Too tall 16 store 26 look	ent the rental L building, L for it's s ys is appro-	well program well pres ite and I printe —	if this	was
What are you	Fully sup Beautifu Too tall 16 store 26 look	ent the rental L building, L for it's s ys is appro-	well program well pres ite and I printe —	if this	was
What are you	Fully sup Beautifu Too tall 16 store 26 look	ent the rentaling, I for it's s ys is appro	well program well pres ite and I printe —	if this	was
What are you	Fully sup Beautifu Too tall 16 store 26 look	ent the rental L building, L for it's s ys is appro-	well program well pres ite and I printe —	if this	was
What are you	Fully sup Beautifu Too tall 16 store 26 look	ent the rental L building, L for it's s ys is appro-	well program well pres ite and I printe —	if this	was
What are you	Fully sup Beautifu Too tall 16 store 26 look	ent the rental L building, L for it's s ys is appro-	well program well pres ite and I printe —	if this	was

	ATHUUDIAN
What specific concerns do you have about this rezoning propos	
/ see previous commen	ts
THE WAY OF THE	
541) 184 1854 1854 1854 1854 1854 1854 1854	N 3341 - 536
Act to book to the	September 1
If you take your comment sheet home, we request that you	
allow time to incorporate your comments in the application	
Please note, while the names and addresses are not shared, a public information. The information is collected by the City of Freedom of Information and Protection of Privacy Act. Question Director, Access to Information at 453 West 12th Avenue, Vantelephone at 604-873-7999.	of Vancouver under the authority of the one one about this may be directed to the
For more information or to submit comments regarding this p	proposal online or by mail:
Website: vancouver.ca/rezapps	Fully supposed than
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
RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire 重要資訊 请找人为你题理 重要資讯 请找人为你题评 MAHALAGANG KAALAMAN Mangyaring failin ito	a collection of E
ਕਰੂਰੀ ਜਾਣਕਾਰੀ ਜ਼ਿਕਮਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੇ ਇਸ ਦਾ ਉਲਬਾ ਕਰਵਾਓ TINTŰCQUANTRONG Xin hãy dịch sang tiếng Việt INFORMACIÓN IMPORTANTE Busque a alguiên que le traduzca	Anthropal LEF 51
帝皇召皇 반역배주세요 اطلاعات مهم تعلقا در خراست 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)
s.22(1) Address:	Name:
E-mail Address:	
Add to Notification List: 🗗 Mailing add	dress E-mail Address
	application to rezone 2538 Birch Street (formerly 1296 West sive Development) to CD-1 (Comprehensive Development).
The proposal is for a 28-storey mixed-us • a total of 248 secured rental units (53 • commercial uses at grade;	units are designated as MIRHPP units);
 a total floor space ratio (FSR) of 10.52 a total floor area of 18,335 sq. m (197 a maximum height of 84.25 m (276.40 187 underground parking stalls and 433 	(,359 sq. ft.); ft.); and
	dered under the Moderate Income Rental Housing Pilot Program.
What are your general thoughts about th	his rezoning proposal?
Δ.	RIGHT DIRECTION.
	e wereing to keep
VANCOUVER	

	THE PROPERTY OF THE PARTY OF TH
COMMENT SINEET	
hat specific concerns do you have about this rezoning proposal?	
you take your comment sheet home, we request that you submit it low time to incorporate your comments in the application process.	to City staff by August 8, 2019, to

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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 Priera de les faire traduire

重要資訊 请找人为你翻译 重要资讯 请找人为你翻译

MAHALAGANG KAALAMAN Mangyaring isalin ito चतुर्ची मान्यरची दिवाग तवने दियो नेहें हिम ए हिमार तवनहीं TINTÜCQUANTRONG Xin häydich sang tiếng Việt

INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca

중요정보 반의배주세요

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



COMMENT SHEET

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

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

	Name:	V6H2V5
Address:s.22(1)		Postal Code:
E-mail Address:		
Add to Notification List: Mailing addr	ess E-mail Address	
The City of Vancouver has received an app Broadway) from CD-1 (708) (Comprehensi		
The proposal is for a 28-storey mixed-use	building that includes:	
 a total of 248 secured rental units (53 u 	nits are designated as MIRHP	P units);
commercial uses at grade; (FCR) of 40 F2.		
 a total floor space ratio (FSR) of 10.52; a total floor area of 18,335 sq. m (197,3 	359 ca. ft \.	
 a maximum height of 84.25 m (276.40 fg) 	The second secon	
• 187 underground parking stalls and 438		
This rezoning application is being conside	red under the Moderate Inco	me Rental Housing Pilot Program.
What are your general thoughts about this AS WE VOICES @ The NOUT for discussions 3/4 or The Room were 16 Was a Cup Year ans achily to	Jas Dan How	se with a good and stanty NA- In 28 Stores adds to poplate, when next bookson
We are short in	penla Pue a	Ill be short of
light in may direc	hors & clair	y ferther tay
Morey The Way a	ru desigade 1	9 28 Moors
is ance handle.	0	-
Stick to you ory	el design q	16 Floors +
I met That aby The	Addition (MARCONIVAENE OB 2001 SA 1584 que reserve de la

The Departments + This capacy as well
IGVUODEVAY
What specific concerns do you have about this rezoning proposal? See a sove + blow
· High Heigh
· Punk spaces in neighbourhood
" Street calmint on job + 11th.
* Shadod.
* The Way in which he city changed for
16 to 28 Stories
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.
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.
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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 局找人為你報道 重要資訊 债权人为你领途

MAHALAGANG KAALAMAN Mangyaring ladin ito संदुषी संख्याची विराध करते दियों की दिया क द्विता करकार्ष

TINTÜC QUANTRONG Xin hay dịch sang tiếng Việt

INFORMACIÓN IMPORTANTE Busque a alguien que la traduzca

중요정보 번약하주세요

اطلاعات مهم لطفا درخواست كنيد ابن 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)		
s.22(1) Address:			Postal Code: V6H	187
E-mail Address:	22(1)			
Add to Notification List:	Mailing address	E-mail Address		
The City of Vancouver has r Broadway) from CD-1 (708)				
The proposal is for a 28-sto • a total of 248 secured rer • commercial uses at grade	ital units (53 units are		PP units);	
a total floor space ratio (total floor space of 18, 33		Ye.		
 a total floor area of 18,33 a maximum height of 84.3 		-);		
187 underground parking	stalls and 438 bike space	ces.		
This rezoning application is	being considered unde	r the Moderate Inco	ome Rental Housing Pilot P	rogram.
What are your general thou	ghts about this rezonin	g proposal?		
400 MIL	RUP ARGI	A- PAIRVIC	in Scopes 1	5
69NGARALU	3 STORIES	SO THIS	is much the	otter
THAN GOUS	TING BULL	sinles ALON	G. SRUADWAY	
- WE BUIGHT	- IN THIS	ANGNA BEC	ause mone	Ans
NO HIGH RISE	is - Tolis BL	undink will	L BE THE T	MIN
gives or or	12 WEDGE -	WILL THE	NEXT ONE BE	
40 STAZIS				

Vhat specific concerns do you have about this rezoning proposal?
400 MUCH CONGESTION BY THIS GORNER
400 TALL AS SHADW IN WINTER WILL CUT
OFF A LOT OF SUN. ON LOWER STREETS.
f you take your comment sheet home, we request that you submit it to City staff by <u>August 8, 201</u> Illow time to incorporate your comments in the application process.
Please note, while the names and addresses are not shared, any response to this proposal is deemed to bublic information. The information is collected by the City of Vancouver under the authority of the Treedom 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 elephone at 604-873-7999.
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Sarah Crowley and Marcel Gelein, Rezoning Contact:

Planners

E-mail: 2538Birch@vancouver.ca

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INFORMACIÓN IMPORTANTE. Busque a alguien que le traducca

중요정보 반약해주세요

اطلاعات مهم تطفا درخواست كنيد ابن اطلاعات را براي شما توجمه كنفد

Postal Code: 46 MZHZ



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)

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.
167 under ground parking states and 456 bike spaces.
This rezoning application is being considered under the Moderate Income Rental Housing Pilot Program.
Possivess tous hist and warranted by the trade for appropriate in vancourer's Secondary Bosivess tous hist and warranted by the trade for approach housing, the city should consider new predicates of height and density along the length of the new transit line and while a soon value of all of the Station stops. we need to expedite a plan for Broadway in a timely man to meet a variety of Interests, including a Pendase horsing supper — I support this application.

	11.
at specific concerns do you have about this rezoning proposal?	

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重要資訊 局投入內容到達重要資訊 请找人为你到達

MAHALAGANG KAALAMAN Mengyaring statis ito बच्ची मान्त्रपानी विचाग जनमें दिन गर्क दिम रा पुरुषा जनमें TIN TÜCQUANTRONG Xin häy dich sang tiếng Việt

INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca

중요정보 번역태주세요

اطلاعات مهم لطفا در خواست كنيد ابن اطلاعات و ابراى شما ترجمه كلك

Postal Code:



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: . .

	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).
X	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 bits spaces.
	187 underground parking stalls and 438 bike spaces.
	This rezoning application is being considered under the Moderate Income Rental Housing Pilot Program.
2. 3 H	What are your general thoughts about this rezoning proposal? This size building is definedly being constructed in the wrong area and street. It belongs up on 16th Ave and bayond itso with This size building does not give breathing space for one living bahind will become clostrolobic and ill from lack of air and definely depressed why would anyone want to cram so many people in one building reaching thosky? The Builders and Planning at City I all are not working for the people They should have to
	WONKING TO THE PEOPLE THEY SHOWE NOVE TO Addition Management Space Addition Management Space Addition Addition Management Space Addition A

live in area for many years bofore deciding what
isgoodand not good Car area, you have too
MARY YOUNG THEXPERIECED WORKERS HOT COMMETTED
Beally to the City of Vancouver tousiders that have
a job at Cin Planning Dept. They can handly plan that
What specific concerns do you have about this rezoning proposal?
1. Top Tall = This area is basically a friendly
Family and people area that I due the
outdoors and openings - Wa would all
be living Downtown it we loved the
"Coxcrate Jungle" The way the City Planning and
Builders want it wears all going to be
craning our nacks to see the SKY!
How long howoths rozonay plannors book on the
306 and where do they come from originally?
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.

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Website: vancouver.ca/rezapps

Sarah Crowley and Marcel Gelein, Rezoning Contact:

Planners

E-mail: 2538Birch@vancouver.ca

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MAHALAGANG KAALAMAN Mangyaring isalin ito बचुची नाडबाबी विकास बचने निमे बेले दिम स दिलवा बचराडि TINTÜCQUANTRONG Xin hay dịch sang tiếng Việt

INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca

اطلاعات مهم لطفا در خراست کنید این اطلاعات را برای شما کرجمه کنند

City of Vancouver

Planning, Urban Design & Sustainability

453 West 12th Avenue Vancouver, BC V5Y 1V4

City of Vancouver - FOI 2019-594 - Page 236 of 849



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

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

	Carlot Hala y ratios carried a confirmation of the carried and	s.22(1)			
		Name:			
s.22(1) Address	s.22(1)	nonver	Pos	stal Code: Vo	PYM
E-mail Address:					
Add to Notification	List: Mailing address	E-mail Address			
Broadway) from CD	over has received an applic 0-1 (708) (Comprehensive	Development) to CD-1			
The state of the s	a 28-storey mixed-use bu		VANATA IN IN		
	cured rental units (53 unit	s are designated as M	IRHPP units);		
commercial uses a total floor space	at grade; ce ratio (FSR) of 10.52;				
	a of 18,335 sq. m (197,359	sa. ft.):			
The second secon	ht of 84.25 m (276.40 ft.);	Control of the Contro			
The second secon	parking stalls and 438 bik				
This rezoning appli	ication is being considered	I under the Moderate	Income Renta	l Housing Pilot Pr	ogram.

What are your general thoughts about this rezoning proposal?

We need your housing bund this is an excellent

place for it. The only concern is with increasing propulation

In the immediate area and skytrain is the lack of

grocery stones and proximete green space. The closest

grocery within south gramille is not walkable to many
including older folks and less able individuals. With

development we meed affordable car free grocery
obtions filling refail space. Not having these options

makes this area a grocery desert which does not

fall withing city goals or west we need to build

Addition Massonwant spaces are need to build

deurse 1	realthy car free communities
Please na the he	boild this so my generation can line ene comfortable, and have a future!
A A SHARE THE SH	oncerns do you have about this rezoning proposal?
thest i	n building use need safe bike storgee

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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 国教人为崇福师 重要资讯 请我人为崇福师

MAHALAGANG KAALAMAN Mangyaring isalin ito ਬਰੂਬੀ ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲਵਾ ਕਰਵਾਓ

TIN TÜC QUANTRONG. Xin hay dich sang tiếng Việt INFORMACIÓN IMPORTANTE. Busque a alguish que le traduzca

중요정보 번역해주세요

اطلاعات مهم لطفا در خواست كنيد ابن اطلاعات و ا براى شما ترجمه كنند

City of Vancouver

Planning, Urban Design & Sustainability

453 West 12th Avenue Vancouver, BC V5Y 1V4

Postal Code: V6H 1B6



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)

E-mail Address:	S.22(1)	
Add to Notification	List: Mailing address	☑ E-mail Address
		cation to rezone 2538 Birch Street (formerly 1296 West Development) to CD-1(Comprehensive Development).
	V. 507, V. 507, P. 500, S. 500	
	a 28-storey mixed-use bui	
		s are designated as MIRHPP units);
commercial uses		
	e ratio (FSR) of 10.52; of 18,335 sq. m (197,359	sa ft \
	nt of 84.25 m (276.40 ft.);	
	parking stalls and 438 bike	
This rezoning appli	cation is being considered	under the Moderate Income Rental Housing Pilot Program.
What are your gene	eral thoughts about this re	ezoning proposal?
Building	is too tall. t	Height should not exceed tallest
The second secon	3	oregs. I would like more low
		ings in my neighbourhood. A
postera	+ this open he	ouse suggested that most people
		townhomes, low rise + midrise
apartme	nts rather th	an highrises, six detached house
This rea	soning applica	tien must be rejected.
	2 1	3
*		

What specific concerns do you have about this rezoning proposal?
1. It's an eyesore. There are already too many ugh
towers along Broadway. The Buildings taller than
the Lee Building (Main St) - 7 storeys, the
Royal Bank/Clock Tower (Granville St) - 5 storeys
should not have been approved.
2. Sets en prisa new standard for building heigh
in the city.
3. Wait for Broadway Plan & City-wide plan

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Planners

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重要資訊 湯夫人為你想等 重要資訊 清我人为你想详

MAHALAGANG KAALAMAN Mongyaring isalin ito स्तुवी सन्द्रवाची विदार वर्जन विसे वेदे हिंग वर द्विश्वर वर्जनी TINTÜCQUANTRONG Xin hay dich sang tiếng Việt

INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca

중요정보 번역배주세요

اطلاعات مهم لطفا در خراست كنيد اين اطلاعات را براي 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: s.22(1)	Postal Code: V6HIJ
E-mail Address: (s.22(1)	
Add to Notification List: Mailing address	台 E-mail Address
	ation to rezone 2538 Birch Street (formerly 1296 West evelopment) to CD-1(Comprehensive Development).
The proposal is for a 28-storey mixed-use build	ding 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. 	a ft):
 a maximum height of 84.25 m (276.40 ft.); a 	
• 187 underground parking stalls and 438 bike	

JUST THAT I WISHED IT WOULD NOT BE SO TALL
BUT I UNDERSTAND THAT TO MAKE I FRONDHICALY
VIABLE FOR LOW INCOME PEOPLE CON HAVE TO

GO FOR THE ADDED HEIGHT. IZ STORIES WOULD SUITHE,

YOU HAVE RESEARCHED IT GUITE THOROUGHLY,

I WOULD LIKE TO SOF SOME CONSIDERATION BE

GLUEN TO ENVIRONMENTAL EFFECTS ON TENANTS

EG. ELECTRICITY/WI-FI/GS/MAGNETIC QUIALITY OF

THERICTH - SCHUMAN RESONANTE IS DROPPING

MAY BE MAGNETS COULD BUBTION ARROWERST SPECIALITY OF

THERES WITH THE COULD BUBTION INTO THE BUILDING

What specific concerns do you have about this rezoning proposal?

WHAT YOU ARE PROPOSING IS OBVIOUS OF THE WAY OF THE TUTURE BUT CEPTAIN THINGS SHOULD BE CONSIDERED TO CREATE THE MOST HARHONIUS OUTCOME FOR THE PEOPLE LIVING IN THE BUILDING.

1. THE OVERALL COMBINED ELECTRICAL INPACT COMBINED WITH WIFL + GS IF IT COMES ON LINE ALPENANY THESE FACTORS ARE VERY STRONG. CONSIDER PUTTING IN MAGNETS ON ENCHTEDOR. MINKE USE OF CHINESE PRINCIPLES OF FUNGSHEAP.

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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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 請找人為你職課

重要資訊 法共大为原则证 MAHALAGANG KAALAMAN Mangyanng isalin ito ugdi sreardi faran asai bai sin bai e igan asaris TINTÜCQUANTRONG Xinhaydich sang tiếng Việt

INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca 중요정보 번역계주세요

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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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s.22(1)	Name:
Address:	Postal Code: <u>V67 258</u>
E-mail Address:	
Add to Notification List: Mailing address	s 🗹 E-mail Address
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 sa ft 1:
 a maximum height of 84.25 m (276.40 ft.) 	
• 187 underground parking stalls and 438 bil	
This remains application is being considers	d under the Madarata Income Pental Hausing Gilet Program
This rezoning application is being considered	d under the Moderate Income Rental Housing Pilot Program.
What are your general thoughts about this r	ezoning proposal?
I am supportive	e of this proposal.
Transit oriented	affordable housing is
in my opinion th	re most urgent pribrity
for the city of	vancouvel.
Broadnay Vis 1	many ways an extension
of the downtow	n in recards to job
creation throat	
traffic, and o	jublic transt- This I
is exactly the	type of development
	a of the city noods

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specific concerns do you have about this rezoning proposal?	

allow time to incorporate your comments in the application process.

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重要資訊 局投入內岸部等 重要资讯 请找人为华丽自

MAHALAGANG KAALAMAN Mangyaring Isalin ito ਜਰੂਰੀ ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕ ਕਿਸੇ ਕੋਲੇ ਇਸ ਦਾ ਚੁੱਲਬਾ ਕਰਵਾਜ਼ TINTÚC QUANTRONG Xin hãy dịch sang tiếng Việt

INFORMACIÓN IMPORTANTE Busque a alguien que le tradozca

중요정보 변약해주세요

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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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s.22(1)
Address: Postal Code:
E-mail Address:
Add to Notification List: Mailing address E-mail Address
The City of Vancouver has received an application to rezone 2538 Birch Street (formerly 1296 West Broadway) from CD-1 (708) (Comprehensive Development) to CD-1 (Comprehensive Development). The proposal is for a 28-storey mixed-use building that includes: • a total of 248 secured rental units (53 units are designated as MIRHPP units); • commercial uses at grade; • a total floor space ratio (FSR) of 10.52; • a total floor area of 18,335 sq. m (197,359 sq. ft.); • a maximum height of 84.25 m (276.40 ft.); and • 187 underground parking stalls and 438 bike spaces. This rezoning application is being considered under the Moderate Income Rental Housing Pilot Program.
What are your general thoughts about this rezoning proposal? Nove it Well nearly a district some hord mark restal on a non-displacing site is great she low concerns are over bown and Browning Start is an over 6 lines worth in summer any wory. Sinc (and this had at a framille) I expect this me to you have

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ecific concerns do you have about this rezoning proposal?	
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E-mail: 2538Birch@vancouver.ca

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重要資訊 马拉人为你即用 重要资讯 请找人为你即评

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INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca

중요정보 반약해주세요

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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:

ne City of Vancouve	er has received an application to rezone 2538 Birch Street (formerly 1296 West
roadway) from CD-1	(708) (Comprehensive Development) to CD-1 (Comprehensive Development).
	28-storey mixed-use building that includes:
 a total of 248 secur commercial uses at 	red rental units (53 units are designated as MIRHPP units);
	ratio (FSR) of 10.52;
	f 18,335 sq. m (197,359 sq. ft.);
	of 84.25 m (276.40 ft.); and arking stalls and 438 bike spaces.
his rezoning applica	ation is being considered under the Moderate Income Rental Housing Pilot Program.
What are your genera	al thoughts about this rezoning proposal?
What are your general	
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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 结技人为你到证

重要资讯 请找人为炸却评 MAHALAGANG KAALAMAN Mangyaring Isalin Ito ਜ਼ਰੂਰੀ ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਫ਼ਿਲਜਾ ਕਰਵਾਓ TIN TÚC QUANTRONG Xin hay dịch sang tiếng Việt

INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca 중요정보 번역해주세요

اطلاعات مهم لطفا در خراست کنید این اطلاعات را برای شما ترجمه کنند

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)

s.22(1)	
Name:	
Address:s.22(1)	Postal Code: V550E9
E-mail Address:	
Add to Notification List: ☐ Mailing address ☐ E-mail Address	
	The March 100
The City of Vancouver has received an application to rezone 2538 Bir Broadway) from CD-1 (708) (Comprehensive Development) to CD-1 (Compre	
The proposal is for a 28-storey mixed-use building that includes:	IDD
 a total of 248 secured rental units (53 units are designated as MIRH commercial uses at grade; 	PP units);
a total floor space ratio (FSR) of 10.52;	and the same of the same of
• a total floor area of 18,335 sq. m (197,359 sq. ft.);	THE RESIDENCE OF THE PARTY.
 a maximum height of 84.25 m (276.40 ft.); and 187 underground parking stalls and 438 bike spaces. 	
• 107 underground parking states and 430 bike spaces.	
This rezoning application is being considered under the Moderate Inc	rome Rental Housing Pilot Program.
What are your general thoughts about this rezoning proposal?	
Love the art. Debra is an exce	ellert dioice. Also
Tou the 70% of units gewed	to pel making
\$30-50k/year. There is hasical	la protion I distilce
about the project. I wish there	net was more
and private all over the site	9
Council has only approved 4	52 rental units
this year latter missing targets !	ast year) us the
annual goal of 2000 which	is already too modes
with a vacancy rate of 1%. T	his is a crisis
for us renters. Please appour	this project ASAP
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This	phot program should	be expanded
imme We	0.1 (1 ()) 1.	t cas removed. such projects
What speci	fic concerns do you have about this rezoning propos	1.0
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	your comment sheet home, we request that you to incorporate your comments in the application	
Please note public info Freedom of Director, A	e, while the names and addresses are not shared, a rmation. The information is collected by the City of Information and Protection of Privacy Act. Question ccess to Information at 453 West 12th Avenue, Van at 604-873-7999.	ny response to this proposal is deemed to be f Vancouver under the authority of the ons about this may be directed to the
For more in	nformation or to submit comments regarding this p	roposal 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 REINSEIGNEMENTS IMPORTANTS Prière de les faire tradiaire 重要資訊 編技人为作轉車 重要資訊 編技人为作轉車	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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Address:	s.22(1)			Postal Code: V6H B6
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				irch Street (formerly 1296 West Comprehensive Development).
The propo	sal is for a 28	-storey mixed-use bu	ilding that includes:	
			s are designated as MIR	HPP units);
The second second	cial uses at gr	ade; lio (FSR) of 10.52;		
		8,335 sq. m (197,359	sq. ft.);	
The second second second		84.25 m (276.40 ft.);		
• 187 und	erground park	ing stalls and 438 bik	ce spaces.	
This rezon	ning applicatio	n is being considered	d under the Moderate In	ncome Rental Housing Pilot Program.
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Planners

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重要資訊 結批人為你類評重要資訊 请找人为你類評

MAHALAGANG KAALAMAN, Mangyarang isalin ito सनुत्री सन्दर्भनी व्यवधार वरावे विको संबंधि हिम स्ट पुरुषः सददादि TINTÜCQUANTRONG Xin hay dich sang tiếng Việt

INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca

중요정보 반약해주세요

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

Postal Code: V68-484.



s.22(1)

Address:

E-mail 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)

The City of Vancouver has	received an application to rezone 2538 Birch Street (formerly 1296 West
Broadway) from CD-1 (70)	3) (Comprehensive Development) to CD-1(Comprehensive Development).
The proposal is for a 28-s	torey mixed-use building that includes:
a total of 248 secured r	ental units (53 units are designated as MIRHPP units);
commercial uses at grad	
a total floor space ratio	
and the state of t	335 sq. m (197,359 sq. ft.);
a maximum height of 84	g stalls and 438 bike spaces.
167 underground parkin	g statis and 430 bike spaces.
This rezoning application	is being considered under the Moderate Income Rental Housing Pilot Program.
Strong support	oughts about this rezoning proposal?
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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



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COMMENT SHEET

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

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

Name:

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Address: s.22(1)	Postal Code: VbH 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 rezo Broadway) from CD-1 (708) (Comprehensive Development	The state of the s
The proposal is for a 28-storey mixed-use building that in	NUMBER OF STREET
 a total of 248 secured rental units (53 units are designated) commercial uses at grade; 	ted as MIRHPP units);
a total floor space ratio (FSR) of 10.52;	the second secon
 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.	Control of the late of the lat
This rezoning application is being considered under the N	oderate Income Rental Housing Pilot Program.
What are your general thoughts about this rezoning propo	
Too tall for neighbourhood, Pankin	9 15 going to be a nony
big problem Penting spaces a	omply with city zoning but
when we have company there	is nowhere her them to Purk
2000, saying thre will be ex	
account out of town quests.	
	provide estra ponte space?
who will manage the MIRAPP	units will there be a line in
manager.	
Who is responsible of construe	tion olamps nearby building ?
15 the draining system in the	crea adoquate for this size
3	Additional annument Engagement upations southers →

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重要資訊 请找人为你翻译

MAHALAGANG KAALAMAN Mengyanng sedin ito ਜ਼ਰੂਬੀ ਜਾਣਕਾਰੀ ਕਿਰਮਾ ਕਰਕੇ ਇਸੇ ਕੋਲੇ ਇਸ ਦਾ ਉਲਥਾ ਕਰਵਾਓ TIN TÚC QUANTRONG Xin hãy dịch sang tiếng Việt

INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca

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)

	Name:
s.22(1) Address:	Richmond, Postal Code: V7E6H9
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	application to rezone 2538 Birch Street (formerly 1296 West sive Development) to CD-1(Comprehensive Development).
The proposal is for a 28-storey mixed-use	se building that includes:
 a total of 248 secured rental units (53 commercial uses at grade; 	units are designated as MIRHPP units);
a total floor space ratio (FSR) of 10.52	2;
a total floor area of 18,335 sq. m (197	
a maximum height of 84.25 m (276.40	
 187 underground parking stalls and 438 	a bike spaces.
This rezoning application is being consid	dered under the Moderate Income Rental Housing Pilot Program.
What are your general thoughts about th	his rezoning proposal?
	pport the rezoning proposal
	ic it's a critical issue to
	le rental to the city. I totally
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Pilot Program.	Moderate Income Retal Housing I believe this site on Brooding
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specific concerns of	you have about this rea	oning proposal?		
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重要資訊 请找人为华福里 重要資訊 请找人为华福洋

MAHALAGANG KAALAMAN Mangyaring isalin ito सबुवी मण्डाराची विवाग वर्जन विमे वेळे हिम स हिल्ला वर्जान TINTÜCQUANTRONG 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 درجمه 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)

	Name:
Address:	Postal Code:
E-mail Address:	
Add to Notification List	: Mailing address E-mail Address
	nas received an application to rezone 2538 Birch Street (formerly 1296 West 708) (Comprehensive Development) to CD-1(Comprehensive Development).
The proposal is for a 28	-storey mixed-use building that includes:
	rental units (53 units are designated as MIRHPP units);
 commercial uses at gr a total floor space rat 	
The second secon	8,335 sq. m (197,359 sq. ft.);
	84.25 m (276.40 ft.); and
 187 underground park 	ring stalls and 438 bike spaces.
This rezoning application	on is being considered under the Moderate Income Rental Housing Pilot Program.
What are your general to	thoughts about this rezoning proposal?
-	
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-	

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at 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

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

重要資訊 請找人為你翻譯 重要資訊 請找人为你翻译

MAHALAGANG KAALAMAN Mangyaring isalin ito पत्रुची मन्द्रवरची विकार कर्कर क्रिमे वेद हिम व पुलार करवाचि TINTÜCQUANTRONG Xin häydich sang tiếng Việt

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중요정보 번역해주세요

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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)

	Name:		
Address:s.22(1)		Postal	Code: V6H 2TY
E-mail Address:			
Add to Notification List: Mailin	g address □ E-mail Add	dress	
The City of Vancouver has received Broadway) from CD-1 (708) (Compre			The state of the s
The proposal is for a 28-storey mixe	ed-use building that inclu	des:	
 a total of 248 secured rental units 	s (53 units are designated	as MIRHPP units);	
 commercial uses at grade; a total floor space ratio (FSR) of 1 	10 52:		
 a total floor area of 18,335 sq. m 			
a maximum height of 84.25 m (27)			
 187 underground parking stalls an 	d 438 bike spaces.		
This rezoning application is being co	onsidered under the Mode	erate Income Rental Ha	ousing Pilot Program
What are your general thoughts abo		? too man	1 pemple
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just in the so	oce from 1	s- W Broad	vay. I can
see whear then	- From my	. coobina	
10+1 Ave	'is avery	busy bike	route.
There are	no parks	s within	easy walking
distance Com	wille loop o	end. Pined	14th are the
closet parks	Otherw	ise people !	let their
Chibdren run	dround in t		space believe
		Additional announcent Fight	2019rfc94juPstder26/hofc849rse →

the building that	has s	Boston Pizz	ea on thecome
	n-		VANCOUNER
	HE OF	COMOS	
What specific concerns do you have about th	nis rezoning p	roposal?	

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重要資訊 显找人为综简单 重要资讯 计技人为你简详

MAHALAGANG KAALAMAN Mongyaring isalin ito মনুবী দক্ষেপ্তী বিবাদ কর্মে ডিস বাঁচ্চ হিন ভা দ্বিচাদ কর্ম্বার্ড TINTÚCQUAN TRONG. Xin hay dịch sang tiếng Việt

INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca

중요정보 반의배주세요

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

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s.22(1) Address:			Postal Code: V6 K1 E7
E-mail Address:	(1)		
Add to Notification List:	☐ Mailing address ☐ E-n	nail Address	
	received an application to) (Comprehensive Developm		
			o no come a come de la
	orey mixed-use building tha ental units (53 units are desi		units):
commercial uses at grad		Silver as minimum.	
a total floor space ratio			
 a total floor area of 18, a maximum height of 84 	335 sq. m (197,359 sq. ft.); .25 m (276.40 ft.); and		
	stalls and 438 bike spaces.		
This rezoning application	s being considered under th	ne Moderate Income	Rental Housing Pilot Program.
This rezoning application	s being considered under th	ie moderate meom	. Herital Housing Prior Program.
What are your general the	ughts about this rezoning p	roposal?	
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hat specific concerns do you have about this rezoning proposal?	
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INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca

중요정보 번역해주세요

اطلاعات مهم نطقا در خراست کنید این اطلاعات را برای شما ترجمه کنند

Postal Code: 152 2RZ



Address:

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 rezone 2538 Birch Street (formerly 129 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);	
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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 Pil	lot Program.
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de 1100 Lokan Usion Polin (Antic	1/scon)

	ADVUCCIONA
TODAY TURBUNG	
What specific concerns do you have about this rezoning proposal?	notical calcing insuced
If you take your comment sheet home, we request that you subm	sit it to City staff by August 8, 2019, t
allow time to incorporate your comments in the application proce	ess.
Please note, while the names and addresses are not shared, any respublic information. The information is collected by the City of Vand Freedom of Information and Protection of Privacy Act. Questions at Director, Access to Information at 453 West 12th Avenue, Vancouve telephone at 604-873-7999.	couver under the authority of the bout this may be directed to the

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• 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.	
What are your general thoughts about this rezoning propos	
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t specific co	ncerns do you have about this rez	coning proposal? Towers	
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TINTÚCQUANTRONG Xin hãy dịch sang tiếng Việt

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

Name:	s.22(1)
Address: s.22(1) E-mail Address:s.22(1)	Postal Code: V6 L 3x2
Add to Notification List:	Address
The City of Vancouver has received an application to rezo Broadway) from CD-1 (708) (Comprehensive Development	
The proposal is for a 28-storey mixed-use building that inc • a total of 248 secured rental units (53 units are designated) • commercial uses at grade;	A CONTRACTOR OF THE PARTY OF TH
 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 84.35 m (276,40 ft.); 	STATE OF THE PARTY OF THE PARTY.
 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 M	oderate Income Rental Housing Pilot Program.
What are your general thoughts about this rezoning propo	osal?
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ADDITIONAL HER	HT WID DENSITY.
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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)

		s.22(1) Name:		
Address:s.22	2(1)		Postal Code:_	V6K 164
E-mail Address:	s.22(1)			
Add to Notificatio	n List:	s E-mail Address		
The proposal is for a total of 248 set of 24	uver has received an appli D-1 (708) (Comprehensive r a 28-storey mixed-use be cured rental units (53 uni- s at grade; ce ratio (FSR) of 10.52; a of 18,335 sq. m (197,356) that of 84.25 m (276.40 ft.) d parking stalls and 438 billication is being considere	Development) to CD-1 uilding that includes: ts are designated as MI 9 sq. ft.); ; and ke spaces.	(Comprehensive Develop	ment).
What are your ger	neral thoughts about this r	ezoning proposal?		
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_	desich of suit	ter are effici	extand small	Y
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at s	pecific concerns do you have about this rezoning proposal?
i,	That nimby residents will find something wrong
	about incorresing density even though it is necessary
-7	To be sing about the heart weekens and
- 4	first responders who cannot afford to live in Vancon
	trist respondent who cannot afford to the un vanion
3	. The Approval process takes to long.
	there had a to all a harmonic
-	this development will supply much needing
	Tental accomodation
	Span on the Pricess

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TINTÚC QUANTRONG Xin hay dịch sang tiếng Việt
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اطلاعات مهم لطفا در خواست كنيد اين اطلاعات را براي شما درجمه كنند



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

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

	s.22(1)
22/1)	Name:
s.22(1) Address:	Postal Code: V6H 4GS
E-mail Address: s.22(1)	
Add to Notification List: Mailing address	E-mail 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	evelopment) to CD-1(Comprehensive Development).
The proposal is for a 28-storey mixed-use build • a total of 248 secured rental units (53 units	ding that includes:
The proposal is for a 28-storey mixed-use build • a total of 248 secured rental units (53 units • commercial uses at grade;	ding that includes:
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;	ding that includes: are designated as MIRHPP units);
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 s	ding that includes: are designated as MIRHPP units); eq. ft.);
The proposal is for a 28-storey mixed-use built a total of 248 secured rental units (53 units commercial uses at grade; a total floor space ratio (FSR) of 10.52;	ding that includes: are designated as MIRHPP units); eq. ft.); and

rented for 40 years (34 in Vancouver) before buying condo.

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Lived Pented for

28 storey tower should NOT go ahead befor Biway
Plan in place, what is use of public input into Binay Plan if it is not being considered before this
Binay Plan if it is not being considered before this
tower Putting 28-storey tower there will create brok
precedent & all later tower will be 20 + stories.
What specific concerns do you have about this rezoning proposal?
Vancouver's main industry is tourism. We are spoiling
our views of the mountains. The few view corridors
are not sufficient. Stand at 14th # Alder look north, mid-street and see how tall building downtown
mid-street and see how tall building downtown
blocks views.
Concerns tower shadowing & winds tunnel effect. Tower "load" will make it harder to drill
Tower "load" will make it harder to drill
The submy tunnel to Arbutus.

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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)

s.22(1) Address:	Name:	Postal Code: V6/12/76
E-mail Address: /		
Add to Notification List: Mailing address	s 🗆 E-mail Address	
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• a total floor space ratio (FSR) of 10.52;) so ft \	
 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	d under the <i>Moderate In</i>	acome Rental Housing Pilot Program.
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What specific concerns do you have about this rezoning proposal?
- The original every plan is 16 floors - Stay to
That dos Canadians was work, file caxes
- The original city plan is 16 floors - Stay to That for Canadians was work, free dixes - No to 28 Hoors
-once that short the restrict some is believe
t well make Hurn Vancouver into a concrete
CIVIS - This siminds me as King Kong Ching.
- no lo changue the Kurrent police at 16 Places.
- Do to changing the Version policy at 16 floors. - This has a vaste of Chinese miralment-which
poor quality building & high prices & a rupeff

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 动牧人为宗福等 重要资讯 动投入为宗福等

MAHALAGANG KAALAMAN Mangyaring isalin ito संपूर्वी संस्कारी विकास वर्षेट दिसे वेले दिस ए दुलार वर्षण्डि TINTÜCQUANTRONG Xin hay dịch sang tiếng Việt

INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca

중요정보 반약해주세요

اطلاعات مهم تطفا در خراست کاود این اطلاعات را برای شما ترجمه کنند



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

- 22/4)	Name: s.22	(1)
Address:s.22(1)		Postal Code: V6 L 157
E-mail Address: s.22(1)		
Add to Notification List: Mailing address	□ E-mail Addre	ess
The City of Vancouver has received an applicate 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 a • 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.); a 	71	
187 underground parking stalls and 438 bike		
This rezoning application is being considered u	ınder the <i>Modera</i>	te Income Rental Housing Pilot Program.
What are your general thoughts about this rezo	oning proposal?	
I fully support it.	There is	not enough
affordable housing is	Vanco	iver - This has been
will documented.	The ind	us in of modernie
Trume rental horsely	in fu	3 perioding helps to
_ address faat.	() 	
If the man argume	nt again	A it is obstructed
views, then may be	e thre	Shouldn't have been
any condos in	laltown	or Coal Harbor
either because new	ws have	been obstanted three
too. Affordable 1	washy is	more injurited than views.

Also s.22(1)		
s.22(1)	- + many	of my staff &
faculty are st	rugging to find	affordable housing,
- Esperally those	t annual in	one of \$130,000 -\$80,00
What specific concerns do you hav	re about this rezoning proposal?	
None.		
	Table (c.)	

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 foire traduire

重要資訊 局投入为你經濟 重要資訊 劢以入为你福祉

MAHALAGANG KAALAMAN Mengyaring Hellin ito बहुवी मारकावी विकाग बतक विमे कोर्स हिम एग हिस्सा बतकावि TINTÜCQUANTRONG Xin hay dich sang tiếng Việt

INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca

중요정보 반의배주세요

اطلاعات مهم لطفا درخواست كنيد ابن اطلاعات وا 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)Postal Code: V6H 155 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

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

187 underground parking stalls and 438 bike spaces.

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What are your general thoughts about this rezoning proposal?

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AND ENHANCES FILES AREA

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AND SUPPORT POSMIVE DEVELOPMENTS LIKE FIRES

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What specific concerns do you have about this rezoning proposal?	a Company of Australia
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petieve its interior by	MAXIMIZING THE
f you take your comment sheet home, we request that you sub	mit it to City staff by August 8, 2019, to
allow time to incorporate your comments in the application pro	cess.
Please note, while the names and addresses are not shared, any re	
public information. The information is collected by the City of Va 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, Vancouvelephone at 604-873-7999.	ver, British Columbia, VSY 1V4 or via
For more information or to submit comments regarding this propo	osal online or by mail:
Website: vancouver.ca/rezapps	
	City of Vancouser
Contact: Sarah Crowley and Marcel Gelein, Rezoning Planners	City of Vancouver Planning, Urban Design & Sustainability
E-mail: 2538Birch@vancouver.ca	453 West 12th Avenue Vancouver, BC V5Y 1V4
RENSEIGNEMENTS IMPORTANTS Prière de les faire tradulte . 重要資訊 請找人为你問诉 重要資訊 请找人为你問诉	The Childrend of
MAHALAGANG KAALAMAN Mangyaring isalin ito ਜ਼ਰੂਬੀ ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲਬਾ ਕਰਵਾਲੇ	ENLOT PERF
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اطلاعات مهم لطفا در گواست کنید این اطلاعات را برای شما ترجمه کنند	10 - Start S
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COMMENT SHEET

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

	Name:
Address:	Postal Code:
E-mail Address:	
Add to Notification List: Mail	ing address E-mail Address
	ed an application to rezone 2538 Birch Street (formerly 1296 West prehensive Development) to CD-1(Comprehensive Development).
The proposal is for a 28-storey m	ixed-use building that includes:
	nits (53 units are designated as MIRHPP units);
 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 (
 a maximum neight of 84.25 m (187 underground parking stalls 	
	Control (Control Control Contr
This rezoning application is being	considered under the Moderate Income Rental Housing Pilot Program.
This rezoning application is being	considered under the Moderate Income Rental Housing Pilot Program.
What are your general thoughts a	about this rezoning proposal?
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What are your general thoughts a	about this rezoning proposal? at 28 Floole - does not reighboushood - more high unnecessary Poed house
What are your general thoughts a	about this rezoning proposal? at 28 Floole - does not reighboushood - more high unnecessary Poed house
What are your general thoughts a	about this rezoning proposal? at 28 Floole - does not reighboushood - mole high unnecessard Peed house kers & case divers - Some where - try a rent ceased

What specific concerns do you have about this rezoning proposal? If you take your comment sheet home, we request that you submit it to City staff by August 8, 2019, to allow time to incorporate your comments in the application process. Please note, while the names and addresses are not shared, any response to this proposal is deemed to be public information. The information is collected by the City of Vancouver under the authority of the Freedom of Information and Protection of Privacy Act. Questions about this may be directed to the Director, Access to Information at 453 West 12th Avenue, Vancouver, British Columbia, 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 City of Vancouver **Planners** Planning, Urban Design & Sustainability E-mail: 2538Birch@vancouver.ca 453 West 12th Avenue Vancouver, BC V5Y 1V4 IMPORTANT INFORMATION Please have this translated RENSEIGNEMENTS IMPORTANTS. Prière de les faire traduire 重要資訊 请找人为你题课 重要資訊 请找人为你得导 MAHALAGANG KAALAMAN Mangyaring isalin ito ਕਰੂਰੀ ਜਾਣਕਾਰੀ ਕਿਰੂਪਾ ਕਰਕੇ ਕਿਸੇ ਕੱਲੋਂ ਇਸ ਦਾ ਉਲਕਾ ਕਰਵਾਉ TINTÜC QUANTRONG Xin hay dich sang tiếng Việt INFORMACIÓN IMPORTANTE Busquo a alguien que le traduzca 중요정보 번역해주세요 اطلاعات مهم لطفا در خواست كنيد ابن اطلاعات را براى شما توجمه كنك



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

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

Name:

Address: VANCOUNT S.22(1)	Postal Code: V61CCHO
E-mail Address:	
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 MI) commercial uses at grade; 	RHPP units);
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?	
IT'S LIKE DYING FROM A TO	HOUSAND COTS
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ALLOWED TO HIDE THE VIE	WS (WHAT HARPEND
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	WORLD 1	S BEIN	4 RUIN	ED.
hat specific conc	erns do you have about	this rezoning proposa	al?	
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007 €	of propor	TION WIT	H DU AR	ound.

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 最我人為於翻译 重要資訊 请我人为於翻译

MAHALAGANG KAALAHAN Mangyaring isalin ito बचुची सञ्ज्ञाची दिवार अवदे विमे जैसे दिम ए दिस्स वर्कार्य TINTÜCQUANTRONG Xin häyelch sang tiếng Việt

INFORMACIÓN IMPORTANTE. Busque a alguian que la traduzca

중요정보 반약해주세요

اطلاعات مهم لطفا در خواست كنيد ابن 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

			Name:		2 / 1
Address:	s.22(1)				Postal Code: V6 U 2
E-mail Add	dress:	2(1)			
Add to Not	tification List	: Mailing address	s 🗆 E-mail Add	iress	
The City of	f Vancouver h	nas received an appli	cation to rezone	2538 Birch St	treet (formerly 1296 West
100					rehensive Development).
The propos	sal is for a 28	-storey mixed-use bu	uilding that includ	tes:	
		rental units (53 unit	A Section of the Sect		nits);
commerc	cial uses at gr	ade;			
		tio (FSR) of 10.52;			
		8,335 sq. m (197,359 84.25 m (276.40 ft.)	The state of the s		
	The second second	ting stalls and 438 bik			
			a construction and a second	No. Company of the last	
This rezon	ing applicatio	in ic haing considered	d linder the Mode	rota Incoma	Rental Housing Pilot Program.

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to 16 stories that was mark

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- L	and Ilier ti Large	reprison to trough or on
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d-	1	
30	it has in the	1
What specific	concerns do you have about this rezoning proposa	1?
Th		Je trad ad llis
tha	Broad was	arridge A 26
10	and building	would set a
1,00	+ /procoder]	4 don't hay Vonca
Volo	als by bolook	10 years of
Vi	sion have ~	it improved
off.	ralibite in borr	cover. Why 13
400	liarvas Sean	continued to
falls	on the Vision W	Hot Form Whent
If you take	your comment sheet home, we request that you so incorporate your comments in the application	submit it to City staff by August 8, 2019, to
public inform	while the names and addresses are not shared, an mation. The information is collected by the City of	Vancouver under the authority of the
Director, Ac	Information and Protection of Privacy Act. Question cess to Information at 453 West 12th Avenue, Vanc t 604-873-7999.	ns about this may be directed to the couver, British Columbia, VSY 1V4 or via
For more inj	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 E-mail: 2538Birch@vancouver.ca	City of Vancouver Planning, Urban Design & Sustainability 453 West 12th Avenue
	MOODTANT INFORMATION Phases have this translated	Vancouver, BC V5Y 1V4

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

INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca

اطلاعات مهم أطفا در خراست كتبد ابن اطلاعات را براى شما ترجمه كند

MAHALAGANG KAALAMAN Mangyanng isalin ito মুবুরী নাত্রকারী নির্মাণ বর্তন বিজ্ঞান বিশ্ব হৈছে হা বিজ্ঞান বর্তনার্চি TIN TÜCQUAN TRONG Xin hay dịch sang tiếng Việt

重要資訊 品技人为你翻译 重要资讯 消找人为你到评

중요정보 만약해주세요



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

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

s.22(1)

- 22/4)	ne:
Address:s.22(1)	Postal Code: V6H 4G8
E-mail Address:s.22(1)	
Add to Notification List: ☐ Mailing address ☐ E-n	nail Address
The City of Vancouver has received an application to Broadway) from CD-1 (708) (Comprehensive Development CD-1 (708))	
The proposal is for a 28-storey mixed-use building tha	at includes:
• a total of 248 secured rental units (53 units are desi	ignated as MIRHPP units);
 commercial uses at grade; a total floor space ratio (FSR) of 10.52; 	Control of the Contro
• 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 th	ne Moderate Income Pental Housing Bilot Program
What are your general thoughts about this rezoning position in the second will be a second with the	
MY HUSBAND and I DO N	OT THINK THIS NEIGHBOURHOO
SHOULD BECOME ANOTHER	DOWNTOWN WITH SKYSCRAF
AFORDABLE HOUSING SH	DULD BE REALIZED
THROUGH 12 STORIES, WHY	ADDING ANOTHER 16?
WHY IS THE APPREC & H.	is buildin BIRCH STREET,
AND NOT BROADWAY?	

	ETRICUMA	
-		-
What specific c	concerns do you have about this rezoning proposal?	
> -	THIS AREA IS GOING TO BECOME	
ANOTH	HER DOWNTOWN.	
→ 7	THE BUILDING LOOKS UGLY sorounded will other	er how
7 THIS RE	REZONING IS ONLY THEE FIRST STEP FOR	
MORE	SKY SCRAPERS.	
PARKIA	NG IN THIS AREA IS ALREADY PROBLEMATIC. THE	ERE
WILL	BE TOO MANY NEW VIHECLES WITH THIS NUMBER	OF
NEW TO	TENANTS, EL GIBLE FOR PERMITS.	

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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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重要資訊 请找人为你领罪 重要資讯 请找人为你领导

MAHALAGANG KAALAMAN Mangyarng isalin ito ਬਰੂਬੀ ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲਜਾ ਕਰਵਾਓ TINTÜCQUANTRONG Xinhay dịch sang tiếng Việt

INFORMACIÓN IMPORTANTE Busque a alguien que le traduze.

중요정보 반약해주세요

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

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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

	notes —	Name	s.22(1)	
Address:	.22(1)			Postal Code: V6H 092
E-mail Address	s:s.22(1)			
Add to Notific	ation List: 🛭 Maili	ing address E-ma	il Address	
45				reet (formerly 1296 West ehensive Development).
The proposal i	is for a 28-storey mi	xed-use building that i	includes:	
		its (53 units are design	nated as MIRHPP ur	nits);
	uses at grade; space ratio (FSR) of	10.52:		SALES OF STREET
	area of 18,335 sq. r			
	height of 84.25 m (2			
• 187 undergr	ound parking stalls a	and 438 Dike spaces.		
This rezoning	application is being	considered under the	Moderate Income	Rental Housing Pilot Program.
What are your	general thoughts al	oout this rezoning prop	posal?	
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willt	moleadd	o more gent	uticoution	intaearea?
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What specific concerns do you have about this rezoning proposal?
I DO NOT SUPPORT THE PROPOSAL.
The building is entirely out of context for the neighbor
nood i will weak an unfortunde precedent developer
will lage by exploid. If their is the question council
is accreting going forward, dispense with the Broadwar
Corridor consultation, i council Must go and advocate for
this accipion in all neighbourhoods from mainst to
URC. A building 60' taller than anything else
malles no sense.
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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For more information or to submit comments regarding this proposal online or by mail:

Website:

Contact:

vancouver.ca/rezapps

重要資訊 請收人為你得買 重要資訊 请收人为你翻译

중요정보 번역해주세요

Planners

Sarah Crowley and Marcel Gelein, Rezoning

E-mail: 2538Birch@vancouver.ca

MAHALAGANG KAALAMAN Mangyaring stalin ito बचुची मण्डावणी विजया जाना दिने गाँउ हिम स्ट हिस्सा तर्रणां

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

TINTÜCQUAN TRONG Xin hay dich sang tiếng Việt INFORMACIÓN IMPORTANTE. Busqué a alguien que le traduzca

اطلاعات مهم نطفا درخواست كنيد اين اطلاعات را براى شما ترجمه كناد

City of Vancouver

453 West 12th Avenue

Vancouver, BC V5Y 1V4

Planning, Urban Design & Sustainability



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: \(\sigma \) \(\s
Address: S.22(1) Postal Code: V5E 1C3
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.
This rezoning application is being considered under the moderate medine Kentat Housing 1 Not 1 103, am.
What are your general thoughts about this rezoning proposal?
* The building is not congruent with
housing in the neighbourhood.
x the Broadway Plan seems gratuitous
if this development is approved.
* I support increased density so that
people working in Vancouver can live
in Vancouver. There are other ways to
achieve this - stop investment built
condos and decrease single family
home zonungo wadansandado Approve mol no
housing on Broadway Addition Manconnern FSD 2009 9-584 quesque 200 of 848 rse >
9 3,000

K	"Affordable"	Rents	Selen	high	
	based on the	Sopu	ave for	tage of	
_	the apartment to apart ment	nts.	How does	1 of Com	pare
-	the copper intent	3 05	The second	0 4120	0

What specific concerns do you have about this rezoning proposal?

* Setting a precedent for future development
In Fair view / South Granville.
* Blocking light + Sunshine to nomes.
in Fairliew?
* Increased traffic + noise
* trooping Losing the neighbourhood feel
of Sonon Granville / Farriew.
* Having to decide whether to more if
this development is an indication of the future
If you take your comment sheet home, we request that you submit it to City staff by August 8, 2019, to May 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

IMPORTANT INFORMATION Please have this translated RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire 重要資訊 丛线人为华幼草

重要资讯 法找入为你回译 MAHALAGANG KAALAMAN Mangyaring isalin ito **ਕਰੂਰੀ ਜਾਣਕਾਰੀ** ਜ਼ਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲਬਾ ਕਰਵਾਉ TIN TÜC QUAN TRONG Xin hay dịch sang tiếng Việt

INFORMACIÓN IMPORTANTE Busque a alguen que le traduzca 중요정보 번역배주세요

اطلاعات مهم تطفا در خواست كنيد ابن 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)

S.22(1) Name: s.22(1) Postal Code: Vもようを
E-mail Address: Add to Notification List: Mailing address E-mail Address
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What are your general thoughts about this rezoning proposal?
Moneyty, just go for it. We've got a major dearth of vental supply in this town so ant additional writes help in the long run. Kulos on the
ample bike parking

			ARTICLE OF
specific concerns do y	ou have about this rez	oning proposal?	
incurage flexib	ie use of grown	d floor commercial sy	aid. Also consider
(ushral/orts	stace on ground 17	ive from? These spoces	one important in a
WARRE LITY LIVE			

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중요정보 번역배주세요

اطلاعات مهم لطفا در خواست گنید این نظلاعات را برای شما ترجمه کنند

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

Address:	s.22(1)			Postal Code: V	SZIC
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Broadway) from CD-1 (708) (Compret	nensive Developmen	nt) to CD-1(Comp	orehensive Development	:).
The propo	isal is for a 28-storey mixed	l-use building that in	ncludes:		
A CONTRACTOR OF STREET	sal is for a 28-storey mixed of 248 secured rental units	Address of the Control of the Contro		units);	
• a total o	osal is for a 28-storey mixed of 248 secured rental units cial uses at grade;	Address of the second s		units);	
a total ocommer	of 248 secured rental units	(53 units are designated		units);	
a total ocommera total f	of 248 secured rental units cial uses at grade;	(53 units are designate).52;		units);	
a total ocommera total fa total f	of 248 secured rental units cial uses at grade; loor space ratio (FSR) of 10	(53 units are designa).52; 197,359 sq. ft.);		units);	
a total ocommera total fa total fa maxim	of 248 secured rental units cial uses at grade; loor space ratio (FSR) of 10 loor area of 18,335 sq. m ((53 units are designal).52; 197,359 sq. ft.); .40 ft.); and		units);	

What are your general thoughts about this rezoning proposal?

WE NEED AS MUCH HOUSING AS POCCIONED IN THIS CITY.

WE ARE YOUNG + NOW IN HICTORY CONSTRUCTION + ARCHITECTURE.

WE HAVE THE POTENTIAN TO CONTINUE BETOMING A WORLD
LETTING IN MODERN ANCHITECTURE - HONCE A) PROMINENT

HOST CITY FOR MANY GLOPAL GUEDTS, AND ONE OF The Globels

REAL CITY TO MANY GLOPAL GUEDTS, AND ONE OF THE GLODELY

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POWN TO BROW. AS WE STRATE SITUATION MAXOUNTER HOWOLLY

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ADDITION GROWER TON GIVE THIS DEMAND INFEDRICES - VERTICAL

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City	COMPONENT LIKE A SMALL	Pi i
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	our comment sheet home, we request that you to incorporate your comments in the application	
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	the second secon	oposal online or by mail:
elephone at	ormation or to submit comments regarding this pr	
elephone at	vancouver.ca/rezapps	
elephone at for more inf		City of Vancouver Planning, Urban Design & Sustainability 453 West 12th Avenue Vancouver, BC V5Y 1V4



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

	Name:
Address:	Postal Code:
E-mail Address	
Add to Notifica	ation List: Mailing address E-mail Address
	m CD-1 (708) (Comprehensive Development) to CD-1(Comprehensive Development).
 a total of 24 commercial a total floor a total floor a maximum 187 undergro This rezoning a	s for a 28-storey mixed-use building that includes: 8 secured rental units (53 units are designated as MIRHPP units); uses at grade; space ratio (FSR) of 10.52; area of 18,335 sq. m (197,359 sq. ft.); height of 84.25 m (276.40 ft.); and bund parking stalls and 438 bike spaces. application is being considered under the Moderate Income Rental Housing Pilot Program. general thoughts about this rezoning proposal?
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COMMENT SHEET	3
nat specific concerns do you have about this rezoning proposal?	
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	or other Hands of the last

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중요정보 번역대주세요

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s.22(1)

COMMENT SHEET

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

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E-mail Address:s.22(1)	
Add to Notification List: ☐ Mailing address ☑ E-mail Address	
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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)	3
commercial uses at grade; a total floor space ratio (FSR) of 10 F3.	
 a total floor space ratio (FSR) of 10.52; a total floor area of 18,335 sq. m (197,359 sq. ft.); 	1000
• a maximum height of 84.25 m (276.40 ft.); and	
187 underground parking stalls and 438 bike spaces.	
This are also as a basic as a basic are added a second and a second as a secon	tal Harrison Dilat December
This rezoning application is being considered under the Moderate Income Ren	tal Housing Pilot Program.
What are your general thoughts about this rezoning proposal?	
MANCOUVER NEEDS M	one Kentrac.
AS A LANDLORD OF 5.	Boldis.
Weben an ap goes out	Can Restal.
We get so emails intele	est partys.
more kevenue for the ci	ty.
ALLOW City to grow!	
/ s.22(1)	
A J. City of Wancounce	F-4 F-GL-2019-594 Rade-290-of-849-ca ->

	EVUIC ON
TOTAL TRANSPORT	
nat specific concerns do you have about this rezoning proposal?	
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INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca

중요점보 반의배주세요

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

Postal Code:



Address:

COMMENT SHEET

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

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

Name:

- The developer is getting too m	uch meentine to deput hullde
These suites & not enou provide	ding enough amenite;
- The sha drate for a large po	ut of the fall/water
som stately all the way	to west loth Arency that
is dwful! Especially mo	city that lacks sun!
What specific concerns do you have about this rezoning proposa	l?
I End it ironic that the c	leveloper was salistred
with 16 floors but t	he CTTV sara gobook
build it higher as long as	there are blow
market rendals", That's v	not consultation. That's
a marchy order that do	
- It's too soon to agricult	as the Broadwa
Planning processis just &	stertui
- will put more strain in laca	
Dale de la	
- 1-eds loke the City is pusho	
If you take your comment sheet home, we request that you s	submit it to City staff by August 8, 2019, to
allow time to incorporate your comments in the application p	10011000
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For more information or to submit comments regarding this pro	oposal online or by mail: Dettretre &
Website: vancouver.ca/rezapps	lyma ii
Contact: Sarah Crowley and Marcel Gelein, Rezoning	City of Vancouver Cohsultalia
Planners E-mail: <u>2538Birch@vancouver.ca</u>	Planning, Urban Design & Sustainability 453 West 12th Avenue
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ਚਰੂਚੀ ਜਾਣਕਾਰੀ ਕਿਰਮਾ ਕਰਕ ਕਿਸੇ ਕੱਲੋਂ ਇਸ ਦਾ ਉਲਦਾ ਕਰਵਾਉ TINTÚCQUANTRONG Xin hây dịch sang tiếng Việt INFORMACIÓN IMPORTANTE. Busque a alguien que le traduxca	
중요정보 반역배추세요	



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

Name:	
Address:s.22(1)	Postal Code: <u>V5Y 069</u>
E-mail Address:	
Add to Notification List: ☐ Mailing address ☐ E-mail Add	ress
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The proposal is for a 28-storey mixed-use building that include	les:
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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.); 	the State of
 a cocal floor area of 18,333 sq. iii (197,339 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	
AT A TIME WHEN THE CITY IS FACI	NG A REAL HOUSING CRISES,
AND GRAPPLING WITH THE CHALLENGES	OF CLIMATE CHANGE -
WE NEED MORE PROJECTS LIKE	THIS.
MORE AFFORDABLE RENTAL HOXING	
MORE MAKKET RENTAL HOUSING	
MORE DENSITY CLOSE TO FREQUE	TICHOSTI OPTIONS
LESS EXCLISIONARY ZONING.	
THIS REZONING PROPOSAL IS MEETI	NG A DESPERATE NEED IN
THE CITT'S HOUSING STOCK.	Additiyoofalanoouwent Popia 2019rii 94quesigo is 03nofe

				201,010
				TAME DE
t specific co	ncerns do you have	e about this rezonir	g proposal?	
NONE.	HOW DO	NE GET	THIS HAVING O	VICKER.
Sel I I				K 1871

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중요정보 번역세주세요

اطلاعات مهم تطفا در خواست كانيد ابن اطلاعات را براى شما ترجمه كنند



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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 s.22(1)Name: s.22(1)Postal Code: V6 K-2 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?

BASIC PREMISE OF HIGHER BUILDINGS LOWERING AUGRAGE

WELLEHTLOFF SECRETAGE COST PER UNIT IS WRONG. THE

COST TIPS ABOUT 10 PLOORS. THE RATIO OF PARKING

STAKES TO UNITS IS INADAQUATE. WHERE WILL

THE OUR PLOW GO. INTO THE RESIDENTIAL

NEIGHBURHOOD IS THE ANSWER. IF THIS GOES

THROUGH IT CORTAINLY WILL BECOME THE

NORM. BETWEEN MYSELF, WIFE, SISTER

AND BROTHER IN LAW I HAVE A PRETTY

GOOD IDEA HOW THIS WORKS AS WE HAVE

at 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: s.22(1)	
Address:	s.22(1)	VANCOWER	Postal Code: V6H 4G5
E-mail Add	s.22(1)		
Add to Not	ification 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 AM AGAINST IT!
I SUPPORT THE CURRENT, APPROVED 16 FLOOR BUILDING
AND I OBJECT TO THE 28 PLOOR PROPOSAL, THE FACT
THAT THIS BUILDING WHICH IS UNLIKE ANYTHING ELSE IN
THE NEIGHBOURHOOD, IS BEING DISCUSSED WHILE THE BROADHAY
PLAN IS IN PROGRESS IS AN AFRONT TO DEMOCRATIC PROCESS.
PLEASE DON'T ALLOW THIS BUILDING TO PROLEED - WERE I
IN SUPPORT THE ADDITION OF NEW HOMES USING REASONABLE
DENSITY AND A MAXIMUM HEIGHT OF 12 FLOORS ALONG
THE BROADWAY PLANNING AREA. THIS BULDING AND THE TALL
BUILDINGS THAT FOLLOW WILL DESTROY COMMUNITY CHARACTER
(MINED-TYPE OF DWELLINGS + STRUCTURES) AND REDICE LIVABILITY!

SHADOW STUDIES POR THIS BUILDING ALE VERY UPSETTING-SHADOWS WILL EXTEND TO THE WATER BECAUSE BIRCH+ BREADWAY IS A HIGH POINT IN VANCOUNER. EVERYONE LIVING IN FAIR VIEW WILL SPEND THE WINTER IN THE SMADE WHICH IS HORRIBLE FOR LIVABILITY AND WILL INCREASE ENERGY CONSUMPTION.

What specific concerns do you have about this rezoning proposal?

WILL BE LX THE HEIGHT OF TYPICAL BUILDINGS 28 FLOOR BUILDING AND SEIS DANGEROUS PRELEDENT IN THE NEIGHBOURHOOD ANY PLAN TO WITHOUT RANNINS AND WILL IMPACT WITH CONFLICTS BROAD WAY PUBLIC CONSULTATION NEGATING THE THE NEIGHBOURHOOD, WHICH IS LOW-RISE, WITH CHARACTER RENTAL + HERITAGE - TUIS WILL SET A TREND ALONS INCREASE THAT WILL REMOVICTIONS RENTS OF THIS SCALE A DEVELOPMENT IN PLACE. UTILITIES, COMMUNITY PARKS, CENTRES SCHOOLS If you take your comment sheet home, we request that you submit it to City staff by August 8, 2019, to NORTH allow time to incorporate your comments in the application process.

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Planners

E-mail: 2538Birch@vancouver.ca

IMPORTANT INFORMATION Please have this translated RENSEIGNEMENTS IMPORTANTS Priero de les faire traduire 重要資訊 請找人為時期課 重要資訊 請找人为時期課

MAHALAGANG KAALAMAN Mangyaring isalin ito agail ਜਾਣਕਾਰੀ ਕਿਰਮਾ ਕਰਕੇ ਜਿਸੇ ਕੋਲੇ ਇਸ ਦਾ ਉਲਬਾ ਕਰਕਾਰਿ TINTÚCQUANTRONG Xin hay dịch sang tiếng Việt INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca

종요정보 빈역해주세요 اطلاعات مهم اطلا در خراست کنید این اطلاعات را برای شما ترجمه کنند



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

Address: s.22(1)	Name: s.22(1) Postal Code: V67386
E-mail Address:	- Countries (15-20) 1-25 Found
Add to Notification List: Mailing address	□ E-mail Address Already on
	on to rezone 2538 Birch Street (formerly 1296 West relopment) to CD-1(Comprehensive Development).
The proposal is for a 28-storey mixed-use buildin • a total of 248 secured rental units (53 units ar • 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 specified. 	
To underground parking states and 450 bike sp	aces.
This rezoning application is being considered un	der the Moderate Income Rental Housing Pilot Program.
What are your general thoughts about this rezor	ning proposal?
The idea of the prec	edent for monstrously tall
buildings on Broadwa	ay is very disturbing.
Broadway should n	ot a commodate any
buildings taller tha	n 12 stories,
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-	

What specific concerns do you have about this rezoning proposal?
MIRHEP housing material fails to reveal to
very small size of units. For calary earners
in the stated range of \$30-80 K, a studio
of 365 sqft is unvalistic and not a solution
to sent all busines why does this intermedia
of size never get publicized a printed?
hikely because it is shameful to not
disclose this information.

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

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重要資訊 暴致人為停豐庫 重要资讯 法投入为停핵律

MAHALAGANG KAALAMAN Mongyanng isalin ito ਜ਼ਰੂਰੀ ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਜ਼ਿਸ਼ੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲਬਾ ਕਰਵਾਉ TINTÚCQUANTRONG Xin hay dịch sang Đông Việt

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중요정보 번역배주세요

اطلاعات مهم نطفا در خراست كايد اين اطلاعات را براى شما ترجمه كناد



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

	Nam	e:	
s.22(1) Address.			Postal Code: V6K 1JZ
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The City of Vancouver has received			
Broadway) from CD-1 (708) (Compr	ehensive Developm	ent) to CD-1(Cor	nprehensive Development).
The proposal is for a 28-storey mixe	ed-use building tha	t includes:	
• a total of 248 secured rental unit	the state of the s		P units);
commercial uses at grade;	40.50		
 a total floor space ratio (FSR) of a total floor area of 18,335 sq. m 			
 a total floor area of 18,535 sq. fit a maximum height of 84.25 m (27) 	A second desirable and the second desirable an		
 187 underground parking stalls ar 			
This rezoning application is being o	onsidered under th	e Moderate Inco	me Rental Housing Pilot Program
	out this rezoning pr	oposal?	
What are your general thoughts ab			
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重要資訊 周代人為提問罪 重要资訊 团状人为控制证

MAHALAGANG KAALAMAN Mengyar ng isalin ito मुची सरकारी विवाध जवव दिस राज दिस स्ट पुरुषा वरराडि TINTÚCQUANTRONG Xin hay dịch sạng tiếng Việt

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중요정보 빈역해주세요

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