

COMMENT SHEET

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

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

Name: s.22(1)
Address: s.22(1) Postal Code: V6H 3R3
E-mail Address: s.22(1)
Add to Notification List: ☐ Mailing address ☒ E-mail Address

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

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

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

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

What are your general thoughts about this rezoning proposal?

1. Despite the separate Broadway planning process, this building will set a precedent for height in the surrounding area. The potential is to turn a highly liveable part of the city into another Yaletown. I and many others will be forced to move away whereas I would rather age in place surrounded by mid-rise well maintained rental and condominium buildings. I will not live in a highrise.

2. The huge highway at Kingsway and Broadway represents the other end of the potential wall of huge highways along Broadway almost as bad as having an ~~free~~ elevated freeway, something Vancouver has avoided.

What specific concerns do you have about this rezoning proposal?

Using rental rates for only 2005 + buildings to generate the average 2018 rental for Vancouver misrepresents the true rental rates in this area. Pre 2005 buildings and particularly the many pre 1980 buildings in this area have much lower rental rates. Rental rates for the modern income units in this building will not be much lower than the average for the area.

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

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

Website: vancouver.ca/rezapps

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

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

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- 187 underground parking stalls and 438 bike spaces.

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

What are your general thoughts about this rezoning proposal?

I think what is presented is reasonable and appropriate based on the location, meeting city policies and addressing the needs of a changing city experiencing an affordability crisis. While I would generally prefer more moderate densification across all neighbourhoods (especially single family + west side areas) this is an appropriate location for a development of this scale, especially a 5 rental + with the coming Skytrain expansion.

What specific concerns do you have about this rezoning proposal?

Project opposition will result in a shorter Strata building instead of subsidized rental, which the city desperately needs, especially in the core. Parking concerns in the surrounding neighbourhood should not be relevant to the outcome of this project.

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

What are your general thoughts about this rezoning proposal?

I strongly support this project. More rental housing, public art, very better for safety & security for women especially along ~~for~~ Broadway. Yes to density! Yes to rentals! Yes to height!

What specific concerns do you have about this rezoning proposal?

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

What are your general thoughts about this rezoning proposal?

I LOVE the proposal!! This proposal is absolutely perfect for the area. The sustainability aspects of the development ~~is~~ The adherence to the 2030 Green Initiatives by Vancouver is something that is nothing short of impressive.

Back to the building, the amenities floors are impressive. They need again? * The ground-level retail units also meet the street appropriately and give the retail economy to a new height.

What specific concerns do you have about this rezoning proposal?

I'm afraid it's far too short. All naughty comments aside, it's quite frankly shocking that the backwards NIMBYs of this city would want to change anything about this future driven development.

That is my biggest concern! That out-of-touch NIMBYs and the ~~lack~~ spineless city government will water down and diminish a proposal such as this. This proposal is perfect for the area, density, and location. And I hope that there are many more like this for Broadway.
Well Done!

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

What are your general thoughts about this rezoning proposal?

Overall I like the proposal. I believe it helps, in small part, to address the rental issue occurring in Vancouver. The design and size of the building will help to give Fairview some character. I am very pro development if it provides more housing & helps to further diversify Fairview.

The 53 units for MIRHPP is essential for Vancouver & I strongly feel these units are important to Fairview.

What specific concerns do you have about this rezoning proposal?

Traffic concerns may mean the light at the corner of Birch + Broadway be changed from precession control to traffic control.

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

What are your general thoughts about this rezoning proposal?

POSITIVE. I AM SUPPORTIVE OF THE PROJECT - IT
SUPPORTS THE CITY'S COMMITMENT (AND PROVINCE'S)
TO PROVIDE REALISTIC, ECONOMIC, AND SUSTAINABLE
SOLUTIONS FOR AN AFFORDABLE HOUSING CRISIS
IN VANCOUVER

What specific concerns do you have about this rezoning proposal?

- ENSURING SUFFICIENT PER UNIT SQUARE FOOTAGE FOR FAMILY UNITS
- MAINTAINING VIEW CORRIDORS FOR PRESIDENTS SOUTH OF PROJECT.

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- 187 underground parking stalls and 438 bike spaces.

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

What are your general thoughts about this rezoning proposal?

I support the proposal. As a single person living in the city, I believe it is important & necessary to have available affordable housing. I have recently been in the rental market for a single occupancy suite and not only ~~there~~ are there few ~~reasonable~~ units available, my income cannot support most options. I have had so many conversations on this topic - many of the ~~young adults~~ ^{young adults} in their twenties/thirties generation have difficulties with finding affordable housing as renters.

What specific concerns do you have about this rezoning proposal?

As someone who ~~re~~ enjoys being at home - I would be concerned with sufficient space in each unit. Most of the units vary in size and layout.

Also as one who relies on the buses that run Broadway - I would be concerned with its effect on traffic.

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- 187 underground parking stalls and 438 bike spaces.

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

What are your general thoughts about this rezoning proposal?

- ✓ Fully support the rental program
- ✓ Beautiful building, well presented But.
- ✓ Too tall for it's site and location
- ✓ 16 storeys is appropriate — if this was 2 blocks closer to Granville it would be to tall supportable at 28.

What specific concerns do you have about this rezoning proposal?

1 see previous comments

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What are your general thoughts about this rezoning proposal?

A STEP IN THE RIGHT DIRECTION.

THANKS FOR WORKING TO KEEP
VANCOUVER LIVABLE!

What specific concerns do you have about this rezoning proposal?

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

COMMENT SHEET

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

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

Name: _____

Address: _____ Postal Code: V6H 2V5

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?

As we voices @ the last open house with a good
know for discussion and to take & understand the
3/4 of the room were opposes to the 28 storey
It was accepted! 28 floors adds to popularity,
and adding to a thriving residential neighborhood
We are short on parking, we will be short of
light in many directions & claiming further tax
money this way and designate the 28th floor
is overhauled.
Stick to your original design of 16 floors +
limit not abys the corridor. Please remember the

Five Departments + their capacity as well

What specific concerns do you have about this rezoning proposal?

See above + below

- Height
- Park spaces in neighbourhood
- Street calming on 10th + 11th
- Shadow.
- The way in which the city changes from 16 to 28 stories

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

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

Website: vancouver.ca/rezapps

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COMMENT SHEET

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

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

Name: s.22(1)
Address: s.22(1) Postal Code: V6H 1B7
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).

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

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

What are your general thoughts about this rezoning proposal?

TOO TALL FOR AREA - FAIRVIEW SCOPES IS
GENERALLY 3 STOREYS SO THIS IS MUCH HIGHER
THAN EXISTING BUILDINGS ALONG BROADWAY
- WE BOUGHT IN THIS AREA BECAUSE THERE ARE
NO HIGH RISES - THIS BUILDING WILL BE THE THIN
EDGE OF THE WEDGE - WILL THE NEXT ONE BE
40 STOREYS?

What specific concerns do you have about this rezoning proposal?

- TOO MUCH CONGESTION AT THIS CORNER
- TOO TALL AS SHADOW IN WINTER WILL CUT OFF A LOT OF SUN. ON LOWER STREETS.

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Planning, Urban Design & Sustainability
453 West 12th Avenue
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COMMENT SHEET

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

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6M 2H2

E-mail Address: s.22(1)

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

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

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

What are your general thoughts about this rezoning proposal?

This density is appropriate in Vancouver's Secondary Business District and warranted by the trade for affordable housing. The city should consider new precedents of height and density along the length of the new transit line and within a 200m radius of all of the station stops. We need to expedite a plan for Broadway in a timely manner to meet a variety of interests, including affordable housing supply. — I support this application.

What specific concerns do you have about this rezoning proposal?

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

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COMMENT SHEET

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

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

Name: _____
Address: s.22(1) _____ Postal Code: V6H 1P8
E-mail Address: _____
Add to Notification List: ☒ Mailing address ☐ E-mail Address

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

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

What are your general thoughts about this rezoning proposal?

1. This size building is definitely being constructed in the wrong area and street. It belongs up on 16th Ave and beyond it south
2. This size building does not give breathing space. Anyone living behind will become claustrophobic and ill from lack of air and definitely depressed.
3. Why would anyone want to cram so many people in one building reaching the sky?
4. The Builders and Planning at City Hall are not working for the people. They should have to

live in area for many years before deciding what is good and not good for area, you have too many YOUNG INEXPERIENCED WORKERS NOT COMPLETELY Really to the City of Vancouver (Outsiders that have a job at City Planning Dept). They can hardly plan their own lives!

What specific concerns do you have about this rezoning proposal?

1. Top Tall = This area is basically a friendly family and people area that love the outdoors - and openness - We would all be living Downtown if we loved the "Concrete Jungle" The way the City Planning and Builders want it we are all going to be cranning our necks to see the sky! How long have the rezoning planners been on the job and where do they come from originally?

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E-mail: 2538Birch@vancouver.ca

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This Building is not a good idea for this Neighborhood Try Downtown!
Rethink -

s.22(1)

COMMENT SHEET

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

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

Name: s.22(1)

Address: s.22(1) Vancouver Postal Code: V6P 4W5

E-mail Address: s.22(1)

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

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- 187 underground parking stalls and 438 bike spaces.

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

What are your general thoughts about this rezoning proposal?

No need more housing and this is an excellent place for it. My only concern is with increasing population in the immediate area and skytrain ^{coming} is the lack of grocery stores and proximate green space. The closest grocery within south granville is not walkable to many including older folks and less able individuals. With development we need affordable car free grocery options filling retail space. Not having these options makes this area a grocery desert which does not fall within city goals or what we need to build

dense healthy car free communities

Please build this so my generation can live
in here comfortably and have a future!

What specific concerns do you have about this rezoning proposal?

How secure will bike storage be with increasing
theft in building we need safe bike storage
to encourage green mobility

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

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COMMENT SHEET

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

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

Name: s.22(1)

Address: s.22(1) Postal Code: V6H 1B6

E-mail Address: s.22(1)

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

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- 187 underground parking stalls and 438 bike spaces.

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

What are your general thoughts about this rezoning proposal?

Building is too tall. Height should not exceed tallest trees, i.e. about 6 storeys. I would like more low rise apartment buildings in my neighbourhood. A poster at this open house suggested that most people would like to live in townhomes, low rise + midrise apartments rather than highrises, ~~and~~ detached houses. This rezoning application must be rejected.

What specific concerns do you have about this rezoning proposal?

1. It's an eyesore. There are already too many ugly towers along Broadway. 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 a ~~new~~ new standard for building height in the city.
3. Wait for Broadway Plan & City-wide plan

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

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

Name: s.22(1)
Address: s.22(1) Postal Code: V6H1J1
E-mail Address: s.22(1)
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- 187 underground parking stalls and 438 bike spaces.

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

What are your general thoughts about this rezoning proposal?

- JUST THAT I WISHED IT WOULD NOT BE SO TALL BUT I UNDERSTAND THAT TO MAKE IT ECONOMICALLY VIABLE FOR LOW INCOME PEOPLE YOU HAVE TO GO FOR THE ADDED HEIGHT. 12 STORIES WOULD SUIT ME.
- YOU HAVE RESEARCHED IT QUITE THOROUGHLY,
- I WOULD LIKE TO SEE SOME CONSIDERATION BE GIVEN TO ENVIRONMENTAL EFFECTS ON TENANTS
EG. ELECTRICITY/WIFI/GS/MAGNETIC QUALITY OF THE EARTH - SCHUMAN RESONANCE IS DROPPING
MAYBE MAGNETS COULD BE BUILT INTO THE BUILDING IT HELPS WITH THE GRAVITY

What specific concerns do you have about this rezoning proposal?

WHAT YOU ARE PROPOSING IS OBVIOUSLY THE WAY OF THE FUTURE BUT CERTAIN THINGS SHOULD BE CONSIDERED TO CREATE THE MOST HARMONIOUS OUTCOME FOR THE PEOPLE LIVING IN THE BUILDING

1. THE OVERALL COMBINED ELECTRICAL INFRASTRUCTURE COMBINED WITH WIFI + GS IF IT COMES ON LINE - ALTHOUGH THESE FACTORS ARE VERY STRONG. CONSIDER PUTTING IN MAGNETS ON EACH FLOOR. ^{ALSO} MAKE USE OF CHINESE PRINCIPLES OF "FENG SHUI"

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s.22(1)

Name:

Address:

s.22(1)

Postal Code:

V6Z 2S8

E-mail Address:

s.22(1)

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

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- 187 underground parking stalls and 438 bike spaces.

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

What are your general thoughts about this rezoning proposal?

I am supportive of this proposal.
Transit oriented affordable housing is
in my opinion the most urgent priority
for the city of Vancouver.
Broadway is in many ways an extension
of the downtown in regards to job
creation, investment, resident density,
traffic, and public transit. This
is exactly the type of development
that this area of the city needs.

What specific concerns do you have about this rezoning proposal?

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Vancouver, BC V5Y 1V4

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COMMENT SHEET

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

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

Name: s.22(1)

Address: s.22(1) Postal Code: V6H 3Z5

E-mail Address: s.22(1)

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

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

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

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

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

What are your general thoughts about this rezoning proposal?

Love it! Well needed addition to the neighborhood.
More rental on a non-displacing site is great.
The low concerns are over down and Broadway St.
is an over (6 lanes worth) in summer any way.

Since Council chickened out on Granville, I
put this one to you Mayor.

nil

City of Vancouver - FOI 2019-594 - Page 246 of 849

COMMENT SHEET

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

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

Name:

Address:

s.22(1)

Postal Code:

V6H1C4

E-mail Address:

already on email

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

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- 187 underground parking stalls and 438 bike spaces.

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

What are your general thoughts about this rezoning proposal?

Absolutely Not - Too Tall - Trying to seed it b/c
it's Rental - many areas Btw Oak & Granville
have been vacated for Building is south/west
side of Broadway & Spruce. Make the
Building more in keeping with already existing
Building HTs. Between Oak & Granville
unless you want a pizza or don there
is nothing to entice walking - Not a
Jane Jacobs neighbourhood. How along that
corridor. Nothing in your current plans

To make it that way. Forget that of bike lanes & make any redevelopment 'neighbourhood', walkable & inviting - This doesn't do that

What specific concerns do you have about this rezoning proposal?

Too much traffic will come along 8th Ave City closed access out off Oak St from 7th Ave to make it B. Ke St - now all traffic wanting to avoid W Broadway lights at every intersection, or wanting access to 7th Ave - comes across 8th. Traffic has increased since city decision to close W 7th access. Put in traffic calming measures ie speed bumps, roundabouts (put in by city not neighbours).

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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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Also currently there is limited residential access to street parking this will develop with ↑ it ↑↑↑↑

COMMENT SHEET

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

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

Name: s.22(1)

Address: s.22(1) Postal Code: V5S 0E9

E-mail Address: s.22(1)

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- 187 underground parking stalls and 438 bike spaces.

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

What are your general thoughts about this rezoning proposal?

Love the art. Debra is an excellent choice. Also
love the 20% of units geared to ppl making
\$30-50k/year. There is basically nothing I dislike
about the project. I wish there were way more
such projects all over the city.

Council has only approved 452 rental units
this year (after missing targets last year) vs the
annual goal of 2000, which is already too modest
with a vacancy rate of 1%. This is a crisis
for us renters. Please approve this project ASAP.

This pilot program should be expanded immediately & its applicant cap removed. We desperately need more such projects over the next decade.

What specific concerns do you have about this rezoning proposal?

Not much. I wish there were more like it.

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

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Website: vancouver.ca/rezapps

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

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

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

Name: s.22(1)

Address: s.22(1) Postal Code: V6H 1B6

E-mail Address: s.22(1)

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

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- 187 underground parking stalls and 438 bike spaces.

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

What are your general thoughts about this rezoning proposal?

Way too tall in neighbourhood context. 16-20 stories would seem more reasonable. Save 28 story buildings for major centers like Granville & Broadway, Oak, Cambie, Arbutus, etc.

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.

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	City of Vancouver Planning, Urban Design & Sustainability 453 West 12th Avenue V6C 2M1
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Name: s.22(1)

Address: s.22(1) Postal Code: V6E 4A4

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?

Strong support, we need more MIRHPP projects as they will drive rents down and provide affordability across the region. In areas affected by the 28 storey shadow, you can get developer to pay into BIA and support/direct funding towards street lights on affected streets.

Looking forward to the Broadway Plan

What specific concerns do you have about this rezoning proposal?

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Name: s.22(1)

Address: s.22(1) Postal Code: V6H 1K6

E-mail Address: s.22(1)

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- 187 underground parking stalls and 438 bike spaces.

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

What are your general thoughts about this rezoning proposal?

Too tall for neighbourhood, Parking is going to be a very big problem, Parking spaces comply with city zoning but when we have company there is nowhere for them to park now, saying there will be extra transit doesn't take into account out of town guests.

Are the developers going to provide extra park space? who will manage the MIRHPP units will there be a live in manager.

Who is responsible if construction damages nearby building? Is the drainage system in the area adequate for this size

building, was told it should be upgraded as needed
not good enough.

What specific concerns do you have about this rezoning proposal?

It seems to be pushed ahead too speedily.

Why the big rush to double size of building?

It will be out of character with rest of ~~block~~ neighborhood.

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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) Richmond Postal Code: V7E6H9
E-mail Address: s.22(1)
Add to Notification List: ☐ Mailing address ☐ E-mail Address

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

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

What are your general thoughts about this rezoning proposal?

Generally I support the rezoning proposal because I think it's a critical issue to provide affordable rental to the city. I totally support city's Moderate Income Rental Housing Pilot Program. I believe this site on Broadway is a reasonable location for a rental Building.

What specific concerns do you have about this rezoning proposal?

I think attention should be made to make sure traffic is appropriate with the increasing parking from the new development.

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

What are your general thoughts about this rezoning proposal?

SUPPORT 28

What specific concerns do you have about this rezoning proposal?

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Address: s.22(1) Postal Code: V6H 2T4

E-mail Address: _____

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

What are your general thoughts about this rezoning proposal?

28 storeys is too tall - too many people
Birch is a very busy street.
There is an accident on it at least 1x/month
just in the space from 10 - W Broadway. I can
see & hear them from my windows.
10th Ave is a very busy bike route.
There are no parks within easy walking
distance Granville loop and. Pine & 14th are the
closest parks. Otherwise people let their
children run around in the grassy space behind

the building that has Boston Pizza on the corner.

What specific concerns do you have about this rezoning proposal?

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Name: _____
Address: s.22(1) _____ Postal Code: V6K1E7
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).

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- a total of 248 secured rental units (53 units are designated as MIRHPP units);
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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.

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

What are your general thoughts about this rezoning proposal?

Really like the concept of all this extra rental in such a fantastic neighbourhood. The aesthetic of the building needs work but there is time to fix that

What specific concerns do you have about this rezoning proposal?

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

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

COMMENT SHEET

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

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

Name: s.22(1)
Address: s.22(1) Postal Code: V5L 2R2
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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?

- stick to the original approved rezoning (keep existing CD-1)
- do NOT approve it (too high & dense)
- this is VISION VANCOUVER policy, vision was 100% defeated (not going with which people wanted a change)
- do NOT follow vision policy (that's vision special interests, donors writing policy).

What specific concerns do you have about this rezoning proposal?

the attitude of staff

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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?

Its good. We Need Rental
2 Towers would of produced better
interior layouts

What specific concerns do you have about this rezoning proposal? Towers

Should of been 2 ~~towers~~ Slightly
more window coverage - Better windowing

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COMMENT SHEET

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

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

Name: s.22(1)
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E-mail Address: s.22(1)
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This rezoning application is being considered under the *Moderate Income Rental Housing Pilot Program*.

What are your general thoughts about this rezoning proposal?

- SUPPORT THE PROPOSAL FOR INTENDING TO
DELIVER RENTAL HOUSING AND ADDITIONALLY
MIRHPP UNITS RELATED TO THE
ADDITIONAL HEIGHT AND DENSITY.

- ALSO HOPE THIS PROPOSAL WILL MOVE QUICKLY
THRU THE REMAINING PERMITTING PROCESS
GET BUILT AND DELIVER THE RENTAL UNITS

- I DO NOT SUPPORT 28 STORY BUILDING

What specific concerns do you have about this rezoning proposal?

HEIGHTS FOR THE ENTIRE BROADWAY CORRIDOR,
WHICH IS THE PERCEPTION PEOPLE HAVE THAT
APPROXIMATING THIS REZONING WOULD DO. THE
CITY NEEDS TO CLARIFY THAT THIS IS
STREET HEIGHT PROPOSAL IS FOR THIS SITE
ONLY.

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COMMENT SHEET

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

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

Name: s.22(1)
Address: s.22(1) Postal Code: V6K 1G4
E-mail Address: s.22(1)
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- a maximum height of 84.25 m (276.40 ft.); and
- 187 underground parking stalls and 438 bike spaces.

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

What are your general thoughts about this rezoning proposal?

Good - Proposal provides needed rental accommodation

- Fits in with surrounding development

- design of suites are efficient and ^{however} small

- project is not causing loss of any rental accommodation

- helps to justify the cost of the new Broadway
Skytrain line - otherwise why spend the
outrageous amount of money for an area
that is not busy 90% of the time

What specific concerns do you have about this rezoning proposal?

1. That nimbby residents will find something wrong about increasing density even though it is necessary
- 2 Try to give preference to hospital workers and first responders who cannot afford to live in Vancouver
3. The Approval process takes to long.
this development will supply much needed rental accomodation
SPEED UP THE PROCESS

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

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

Name: s.22(1)

Address: s.22(1) Postal Code: V6H 4G5

E-mail Address: s.22(1)

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- 187 underground parking stalls and 438 bike spaces.

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

What are your general thoughts about this rezoning proposal?

I rented for 40 years (34 in Vancouver) before buying condo.
~~I lived in~~ ^{Rented} in low-rise & mid-rise buildings.

I understand there is a housing crisis - but am opposed
to 28-storey tower, especially when only 20% of
it is MIRHPP. A 28-storey tower is TOO TALL
(2X height of most buildings in area). Lovely "South
Granville" neighbourhood will be spoiled by this.

There should be a MOBATORIUM on development
along Broadway until Broadway Plan created. This

28 storey tower should NOT go ahead before Biway Plan in place. What is use of public input into Biway Plan if it is not being considered before this tower. Putting 28-storey tower there will create bad precedent & all later towers will be 28+ 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 blocks views.

Concerns tower shadowing & wind-tunnel effect. Tower "load" will make it harder to drill the subway tunnel to Arbutus.

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

Address: s.22(1) Name: _____ Postal Code: V6H 2T6
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This rezoning application is being considered under the *Moderate Income Rental Housing Pilot Program*.

What are your general thoughts about this rezoning proposal?

No to 28 Floors

- the traffic & parking is currently crowded
- this will make - traffic & parking nightmare
- the control of possible renters not controlled enough.
- Places will be rented by persons for family then have
- addition non-Canadians living in these units.
- do not trust the builders -
- one - is poor quality builder & the other is
- a con man - who desire to lie & cheat the Province
- for more money & cut corners in the construction.

What specific concerns do you have about this rezoning proposal?

- The original city plan is 16 floors - stay to that for Canadians was work, for others
- No to 28 floors
- once that starts the rest of zoning is loose it will make / turn Vancouver into a concrete city - This reminds me of Hong Kong China.
- Do to changing the current policy at 16 floors.
- This has a taste of Chinese involvement - which poor quality building & high prices = a ripoff

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

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E-mail Address: s.22(1)

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

What are your general thoughts about this rezoning proposal?

I fully support it. There is not enough affordable housing in Vancouver. This has been well documented. The inclusion of moderate income rental housing in this building helps to address that.

If the main argument against it is obstructed views, then maybe there shouldn't have been any condos in Yaletown or Coal Harbor either because views have been obstructed there too. Affordable housing is more important than views.

Also, s.22(1)

s.22(1)

+ many of my staff & family are struggling to find affordable housing, especially those with annual income of \$30,000 - \$80,000.

What specific concerns do you have about this rezoning proposal?

None.

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Address: _____

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E-mail Address: _____

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- 187 underground parking stalls and 438 bike spaces.

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

What are your general thoughts about this rezoning proposal?

+ THIS IS A POSITIVE ADDITION TO THE NEIGHBOURHOOD
AND VANCOUVER.
+ GOOD MASSING + DENSITY + AMENITY
+ POSITIVE FOR COMMUNITY DEVELOPMENT (LOCAL)
+ FORM + CHARACTER FITS EXISTING CONTEXT
AND ENHANCES THIS AREA
+ PARKING IS OVER ABUNDANT BUT WELCOME
* EXTRA SPACE FOR HOME OWNERS NEEDS.
+ COV NEED TO RESPECT THEIR OWN ZONING
AND SUPPORT POSITIVE DEVELOPMENTS LIKE THIS

+ BRILLIANT Development!

What specific concerns do you have about this rezoning proposal?

NO CONCERNS I support fully

+ MORE DENSITY NEEDED IN VANCOUVER
urgently

+ MODERATE HOUSING INCOME PROGRAM WILL
ACHIEVE ITS INTENTION BY MAXIMIZING THE
ALLOWABLE DENSITY (INCL MASSING + HEIGHT)

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

Website: vancouver.ca/rezapps

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

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

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중요정보 번역해주세요

اطلاعات مهم لطفاً ترجمه کنید یا برای شما ترجمه کنند

Support Support Support
THANK YOU!

s.22(1)

City of Vancouver

COMMENT SHEET

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

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

Name: _____

Address: _____ Postal Code: _____

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?

*Ridiculous at 28 Floors - does not
fit or help neighbourhood - more high
end rental unnecessary! Need housing
for local workers & care givers - some
moderate housing - try a rent ceiling
to income approach that is not necessarily
tied to unit - eg. 20% rent - ceiling to
income. Need more support for aging
locale. This will just increase property
tax & developer's appetite → more
displacement of current area residents*

What specific concerns do you have about this rezoning proposal?

Too high
Too dense
Too expensive
Too many negative repercussions
Wait until local plan is complete
Gear to those who use transit
Students, workers, elderly.

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COMMENT SHEET

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

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

Address: Vancouver ^{s.22(1)} Name: [REDACTED] ^{s.22(1)} Postal Code: V6R 2A8
E-mail Address: [REDACTED]
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This rezoning application is being considered under the *Moderate Income Rental Housing Pilot Program*.

What are your general thoughts about this rezoning proposal?

ITS LIKE DYING FROM A THOUSAND CUTS
EVERY DAY ANOTHER HIGH DENSITY HI RISE IS
ALLOWED TO HIDE THE VIEWS (WHAT HAPPEND
TO VIEW CORRIDORS ??) COVER LOCALS IN SHADE
AND TOTALLY CHANGE THE APPEARANCE OF THE
NEIGHBORHOOD - AND NOT FOR THE BETTER -
NO OTHER MAJOR CITY IN THE WORLD HAS FIRST
TIME BUYERS WHO EXPECT TO BY IN A CITY CENTER -
THEY MOVE OUT AND THEN - IF THEY WANT - MOVE
SLOWLY BACK AS THEIR INCOME INCREASES.

WHY ARE WE RUINING EVERYTHING THAT
MADE VANCOUVER BEAUTIFUL & THE ENVY
OF THE WORLD IS BEING RUINED.

What specific concerns do you have about this rezoning proposal?

TOO BIG
TOO HIGH
TOO DENSE

OUT OF PROPORTION WITH ALL AROUND.

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

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

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Postal Code: V6L 2M1

E-mail Address: s.22(1) _____

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- 187 underground parking stalls and 438 bike spaces.

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

What are your general thoughts about this rezoning proposal?

Felt when the city consented to 16 stories that was more than enough. Allowing a 28 floor building will not increase affordability for the average renter but will provide unnecessary and undeserved benefits to the developer. That is why developers keep pushing & pushing to get more & higher density for greater profitability for themselves.

IF the stories is allowed to go ahead it will have a devastating on the whole neighbourhood & cause the rents to rise everywhere as it has in the west end

What specific concerns do you have about this rezoning proposal?

This building will be part of the Broadway Corridor - A 26 story building would set a poor precedent & destroy Vancouver block by block 10 years of Vision have not improved affordability in Vancouver. Why is the new council continuing to follow the Vision platform when it is far less so physically in creating affordable housing?

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

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

What are your general thoughts about this rezoning proposal?

- NO ~~BE~~ BUILDING WITH MORE THAN 12 STORIES IN THIS AREA.
- MY HUSBAND and I DO NOT THINK THIS NEIGHBOURHOOD SHOULD BECOME ANOTHER DOWNTOWN WITH SKYSCRAPERS
- AFORDABLE HOUSING SHOULD BE REALIZED THROUGH 12 STORIES, WHY ADDING ANOTHER 16?
- WHY IS THE ADDRESS of this buildin BIRCH STREET, AND NOT BROADWAY?

What specific concerns do you have about this rezoning proposal?

→ THIS AREA IS GOING TO BECOME ANOTHER DOWNTOWN.

→ THE BUILDING LOOKS UGLY SURROUNDED WITH OTHER HOUSES.

→ THIS REZONING IS ONLY THE FIRST STEP FOR MORE SKY SCRAPPERS.

PARKING IN THIS AREA IS ALREADY PROBLEMATIC. THERE WILL BE TOO MANY NEW VEHICLES WITH THIS NUMBER OF NEW TENANTS, ELIGIBLE FOR PERMITS.

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COMMENT SHEET

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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?

Given the significance of the proposal it is surprising it is not being deferred until the Broadway Plan is completed. There is unquestionably a need for family housing, but the lack of public amenities such as parks, nearby schools, community centres is troubling. Will this lead to more gentrification in the area? Nobody disputes there is a housing shortage, but trying to solve it by symbolically pushing this proposal through without a comprehensive housing strategy makes no sense.

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 neighbour-
hood & will create an unfortunate precedent & developers
will ~~just~~ eagerly exploit. If this is the direction Council
is directing going forward, dispense with the Broadway
Corridor consultation, & Council MUST go and advocate for
this decision in all neighbourhoods from Main St to
UBC. A building 60' taller than anything else
makes no sense.

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COMMENT SHEET

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

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

Address: s.22(1) Name: s.22(1) Postal Code: V5Z 1C3
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- 187 underground parking stalls and 438 bike spaces.

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

What are your general thoughts about this rezoning proposal?

- * The building is not congruent with housing in the neighbourhood.
- * 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 zoning. ~~and increase~~ Approve mid rise housing on Broadway only.

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

What are your general thoughts about this rezoning proposal?

Honestly, just go for it. We've got a major dearth of rental supply in this town so any additional units help in the long run. Kudos on the ample bike parking

What specific concerns do you have about this rezoning proposal?

Encourage flexible use of ground floor commercial space. Also consider
a cultural / arts space on ground / 2nd floor? These spaces are important in a
diverse city like Vancouver.

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What are your general thoughts about this rezoning proposal?

WE NEED AS MUCH HOUSING AS POSSIBLE IN THIS CITY.
WE ARE YOUNG + NEW IN HISTORY, CONSTRUCTION + ARCHITECTURE.
WE HAVE THE POTENTIAL TO CONTINUE BECOMING A WORLD-
LEADER IN MODERN ARCHITECTURE - HENCE A PROMINENT
HOST CITY FOR MANY GLOBAL EVENTS AND ONE OF THE GLOBE'S
BEST CITIES TO RESIDE IN. COMPARED TO THE GLOBAL ECONOMY
POPULATION + REAL ESTATE SITUATION, VANCOUVER HAS MUCH
ROOM TO GROW. AS WE STRATEGICALLY RE-ZONE REMODEL,
BUILD OUR SPACES - WE MAKE OUR CITY MORE BEAUTIFUL.
THERE IS A HUGE DEMAND FOR HOUSING, + AS THE POPULATION/
IMMIGRATION GROWS, THIS DEMAND INCREASES - VERTICAL →

Housing → Creative + More Efficient Space → Affordability

What specific concerns do you have about this rezoning proposal?

- To Ensure The Right Balance of Floor Plans
- To Incorporate Commercial / Retail (As Much As Possible) So We Can Create A Greater Sense of Community on Broadway / Fairview.
- Town Homes on Ground Floor To Create Communication / Community
- City Homes / Flats on Lower Floors
- Community Garden Plots / Garden, BBQ Areas
- City Component Like A Small Park, Etc.
- Perhaps More SQA / Residential Care Units

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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);
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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.

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

What are your general thoughts about this rezoning proposal?

FUCK YEA!

What specific concerns do you have about this rezoning proposal?

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

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

Website: vancouver.ca/rezapps

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

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

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COMMENT SHEET

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

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

Address: s.22(1) Postal Code: V5S 3K3
E-mail Address: s.22(1)
Add to Notification List: ☐ Mailing address ☒ E-mail Address

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

What are your general thoughts about this rezoning proposal?

Vancouver Needs more Rental.
As A LANDLORD OF 5 Buildings.
When an ad goes out for Rental.
We get 50 emails interest party's.
more Revenue for the city.
Allow city to grow!

What specific concerns do you have about this rezoning proposal?

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- 187 underground parking stalls and 438 bike spaces.

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

We need affordable housing, but this is not the way to get it.
What are your general thoughts about this rezoning proposal?

I do not like the proposal. I support the 16 storey proposal.
I am concerned that it is speculative & will be more so if approved.

I am worried it will set a precedent for all Broadway
& that developers will start using 28 as the minimum
number of floors & land speculation will triple along the corridor ^{making no long} affordable.

I am very worried about the ~~long~~ ^{long} term management
& maintenance of a building, because after a building
warranty expires (i.e. 10 years), will the owner (now likely
a REIT) bother to maintain ~~the~~ ^{the} mixed use
of incomes. So strata will pay but renters cannot. I think this will hurt renters in the long run.

- The developer is getting too much incentive for ~~the~~ building these suites & not ~~even~~ providing enough amenities.
- The shadow for a large part of the fall/winter/spring stretches all the way to west 6th Avenue - that is awful!! Especially in a city that lacks sun!

What specific concerns do you have about this rezoning proposal?

- I find it ironic that the developer was satisfied with 16 floors but the CTTV said "go back - build it higher as long as there are below market rentals". That's not consultation. That's a marching order that does NOT come from voting citizens.
- It's too soon to approve it as the Broadway Planning process is just starting.
 - will put more strain on local services (schools) & parks ~~that were not planned for this~~
 - feels like the City is pushing this onto the community

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453 West 12th Avenue
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COMMENT SHEET

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

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

Name: _____

Address: s.22(1) _____ Postal Code: V5Y 0G9

E-mail Address: _____

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

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- 187 underground parking stalls and 438 bike spaces.

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

What are your general thoughts about this rezoning proposal?

AT A TIME WHEN THE CITY IS FACING A REAL HOUSING CRISES,
AND GRAPPLING WITH THE CHALLENGES OF CLIMATE CHANGE -
WE NEED MORE PROJECTS LIKE THIS.

MORE AFFORDABLE RENTAL HOUSING,

MORE MARKET RENTAL HOUSING.

MORE DENSITY CLOSE TO FREQUENT TRANSIT OPTIONS

LESS EXCLUSIONARY ZONING.

THIS REZONING PROPOSAL IS MEETING A DESPERATE NEED IN
THE CITY'S HOUSING STOCK.

What specific concerns do you have about this rezoning proposal?

NONE. HOW DO WE GET THIS MOVING QUICKER.

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

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COMMENT SHEET

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

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

s.22(1)

Name:

Address:

s.22(1)

Postal Code:

V6K-2M1

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?

BASIC PREMISE OF HIGHER BUILDINGS LOWERING AVERAGE
WEIGHT OF BUILDING COST PER UNIT IS WRONG. THE
COST TIPS ABOUT 10 FLOORS. THE RATIO OF PARKING
STALLS TO UNITS IS INADEQUATE. WHERE WILL
THE OVERFLOW GO. INTO THE RESIDENTIAL
NEIGHBOURHOOD IS THE ANSWER. IF THIS GOES
THROUGH IT CERTAINLY WILL BECOME THE
NORM. BETWEEN MYSELF, WIFE, SISTER
AND BROTHER IN LAW I HAVE A PRETTY
GOOD IDEA HOW THIS WORKS AS WE HAVE
COLLECTIVELY WORKED FOR DIFFERENT LEVELS OF
GOVERNMENT ABOUT 140 YEARS.

What specific concerns do you have about this rezoning proposal?

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COMMENT SHEET

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

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

Name: s.22(1)
Address: s.22(1) VANCOUVER Postal Code: V6H 4G5
E-mail Address: s.22(1)
Add to Notification List: ☐ Mailing address ☒ E-mail Address

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

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

What are your general thoughts about this rezoning proposal? I AM AGAINST IT!!
I SUPPORT THE CURRENT, APPROVED 16 FLOOR BUILDING,
AND I OBJECT TO THE 28 FLOOR PROPOSAL. THE FACT
THAT THIS BUILDING, WHICH IS UNLIKE ANYTHING ELSE IN
THE NEIGHBOURHOOD, IS BEING DISCUSSED WHILE THE BROADWAY
PLAN IS IN PROGRESS IS AN AFRONT TO DEMOCRATIC PROCESS.
PLEASE DON'T ALLOW THIS BUILDING TO PROCEED - ~~WHEN I~~ I
SUPPORT THE ADDITION OF NEW HOMES USING REASONABLE
DENSITY AND A MAXIMUM HEIGHT OF 12 FLOORS ALONG
THE BROADWAY PLANNING AREA. THIS BUILDING AND THE TALL
BUILDINGS THAT FOLLOW WILL DESTROY COMMUNITY CHARACTER
(MIXED-TYPE OF DWELLINGS + STRUCTURES) AND REDUCE LIVABILITY!

SHADOW STUDIES FOR THIS BUILDING ARE VERY UPSETTING - SHADOWS WILL EXTEND TO THE WATER BECAUSE BIRCH + BROADWAY IS A HIGH POINT IN VANCOUVER. EVERYONE LIVING IN FAIRVIEW WILL SPEND THE WINTER IN THE SHADE WHICH IS HORRIBLE FOR LIVABILITY AND WILL INCREASE ENERGY CONSUMPTION.

What specific concerns do you have about this rezoning proposal?

THIS 28 FLOOR BUILDING WILL BE 2X THE HEIGHT OF TYPICAL BUILDINGS IN THE NEIGHBOURHOOD AND SETS A DANGEROUS PRECEDENT FOR HEIGHT + DENSITY WITHOUT ANY PLAN TO GUIDE IT. THE BUILDING CONFLICTS WITH THE BROADWAY PLANNING PROCESS AND WILL IMPACT THE OUTCOMES, NEGATING THE PUBLIC CONSULTATION. THE BUILDING IS OUT OF CHARACTER WITH THE NEIGHBOURHOOD, WHICH IS LOW-RISE, MID-RISE, RENTAL + HERITAGE. THIS WILL SET A TREND ALONG BROADWAY THAT WILL INCREASE RENOVATIONS, RENTS, NEGATIVELY AFFECT AGE-ING IN PLACE. A DEVELOPMENT OF THIS SCALE WILL STRESS SCHOOLS, PARKS, UTILITIES, COMMUNITY CENTRES, EMERGENCY SERVICES, TRANSPORTATION NETWORKS WITHOUT REVENUE TO COVER INCREASED COSTS.

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COMMENT SHEET

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

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

Name: s.22(1)
Address: s.22(1) Postal Code: V6J 3S6
E-mail Address: _____
Add to Notification List: ☐ Mailing address ☐ E-mail Address *Already on*

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- 187 underground parking stalls and 438 bike spaces.

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

What are your general thoughts about this rezoning proposal?

The idea of the precedent for monstrously tall buildings on Broadway is very disturbing. Broadway should not accommodate any buildings taller than 12 stories.

What specific concerns do you have about this rezoning proposal?

MIRHPP housing material fails to reveal the very small size of units. For salary earners in the stated range of \$30-80 K, a studio of 365 sq ft is unrealistic and not a ^{fair} solution to rental housing. Why does this information of size never get publicized or printed? Likely because it is shameful to not disclose this information.

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Name: s.22(1)
Address: s.22(1) Postal Code: V6K 1J2
E-mail Address: s.22(1)
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- 187 underground parking stalls and 438 bike spaces.

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

What are your general thoughts about this rezoning proposal?

- need more low income rental space for working class
- good location for working class individuals to have access to
the city

What specific concerns do you have about this rezoning proposal?

-congestion

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