

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) Phone: s.22(1) Postal Code: V6H 1N7
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?

The rezoning opening house was presented like a marketing scheme. The information was provided with a clear bias in favour of the developer.

The proposal is excessive in height and will set a precedent that will further erode residential quality of life and enjoyment of the city's natural beauty.

What specific concerns do you have about this rezoning proposal?

The "20%" moderate income rental minimum is not sufficient to warrant an extra-ordinary taller (than the surrounding buildings) building. Community quality of life will be negatively impacted by the ~~severe~~ unnecessarily extreme and rapid increase of building height. There are other avenues to build more accessible community, social housing. Towers are not the answer for the Fairview Slopes neighbourhood.

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

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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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Name s.22(1)

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What are your general thoughts about this rezoning proposal?

- Height + density is not appropriate without any community plan to guide it.
- no urban planning strategy from the city - visual 3D modelling or model showing the intentions for the growth of Broadway corridor
- Not enough utilities, schools, parks, emergency services in the area.
- conflicts with the Broadwayway planning program.
- leads to the reduction of affordable rental stock and increases rental
- height comparison to medical centre / office blocks not residential living
- very poor unit design → family 'oriented' units
eg: unit 1903 - 3 BED - 317 SF.
WHERE IS THE unit storage - no room for a family dining table unit

A key priority should be to create incentives for middle income renters to stay in Vancouver - QUOTE FROM COV Board. - This scheme does NOT address this.

city needs to address size of units and what is considered a family 'oriented' unit is not adequate, very poor liveability. ~~even~~ living with compressed press / no storage in unit / no room for dining table. ~~for each~~ ~~for~~

What specific concerns do you have about this rezoning proposal?

I live in the area, my child entered kindergarten in s.22(1) we didn't get a place in our catchment English or French school. we could not make a cross boundary application as s.22(1) didn't allow it. we were located at s.22(1) ~~we applied in 2019 to~~ - Places unplanned shows on the already stressed school in this area.

- roof top play area is not enough for the 97 family 'oriented' units
- city is aware people are making huge compromises on housing - this scheme is not a solution.
- Can the city not build its own social housing? The city and people would get a better product - real homes - homes for life - ~~the~~ LIFE TIME HOMES

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- If project goes ahead as 16 or 28 will need to have a large anchor store at ground level to serve the ↑ density. - There is ϕ in neighborhood now.
- Why is there no mention of District Energy System? Have in S.C. false Creek: Marine Gateway; must have here for net ϕ energy.
- With ↑ in density what about utilities; required upgrades.
all = \$\$\$
- From global perspective the 28 storey is just the start of ↑ density - need to take into account, utilities, lack of parks & schools if we are looking at a diversity of population with a large ↑ in numbers.

- Basically can the existing infrastructure ~~service~~ accommodate these 248 units & more on the upcoming Bwy Plan
- * In reviewing the numbers there are 53 ~~MIRH~~ MIRH being proposed. It does not make sense that a building is being proposed to provide only 53 units but gain 12 storeys in height.

What specific concerns do you have about this rezoning proposal?

- * We must remember what Gregor proposed to make Vancouver ~~one~~ the most greenest city in the world. ~~However~~ This includes the 3 pillars of sustainability - economic, energy & social. By going up to 28 storeys we start to lose the 'social' aspect of this created by densification
- * Point of note - reducing massing as we go up may be architecturally pleasing but it's still 28 storeys & does not fit into the context of our neighbourhood.
for this bldg + future bldgs
- * Bottom line is that 28 storeys is not what a neighbourhood is all about. I understand why the developers want to go higher to provide

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MIRH units as they cannot break even on below market rates. If this is the case the building should go down to 16 storeys & the city buy land & develop low income & mid income rental buildings. Happy renters & owners - happy voters.

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- A very drastic increase.
- Site is already at a high point; by building the highest building in the area, the proposal would clash visually even more with the existing general building heights in the neighbourhood. The higher building right now is VGH's, which is not even on Broadway itself. The next higher building is almost at Cambie, quite a few blocks away and separated so far with still low-rises. The argument about densifying along the proposed Skytrain extension also sounds iffy. The new building that will be attached to the Oak St station is hardly this tall. And density can be easily achieved by converting current low-rises (1-2 floors) to mid-rises (6-10 floors). With the length of Broadway from UBC to VCC, that would already increase the number of

new households that would be accommodated. Also, I see no addressing of the issue plaguing many areas with recent densification: the accompanying need for a lot more services. Is the surrounding area, currently dominated by low-to mid-rises, prepared for the influx of children (schools? daycares?)

customers (commercial parking? Broadway in this stretch right now limits parking during peak hours precisely because it IS a major traffic corridor), seniors (hospitals? doctors? medical testing facilities?) Developers/landlords

- Social services not addressed. Could expect a vastly increased need for them. Can build the proposal & be done after they get the approval, but who is looking after the

- Increase means complete blocking of sunshine to north side during after work residents that will have to live

(i.e. 3 pm on). This means by the time residents come back home, even during long-term? 17 floors already is

summer they might be greeted by darkness, allowing more than what is the

- Rental supply can be achieved by gradual/ even increase along W Broadway (vs. trying area; 28 floors would be 1.5x

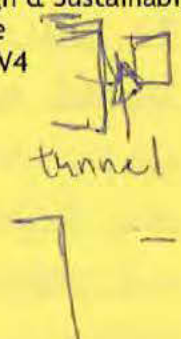
to do it all with 1 shot & a single high-rise) & simply be too drastic and ill-thought-out.

- % units provided likely not realistically improving affordability — & yet this is being emphasized as a major reason for this increase? Please note, while the names and addresses are not shared, any response to this proposal is deemed to be public information. The information is collected by the City of Vancouver under the authority of the Freedom of Information and Protection of Privacy Act. Questions about this may be directed to the Director, Access to Information at 453 West 12th Avenue, Vancouver, British Columbia, V5Y 1V4 or via telephone at 604-873-7999.

- Increase by 1.5 x will further increase the chance for wind tunnel effect with the next-door building. With the number of wind storms we can get, has thoughts been given to allowing more, direction where pressure

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What are your general thoughts about this rezoning proposal?

I strongly support the project. Vancouver has a housing crisis and there is not enough homes for people to live in. If Vancouver is going to continue to grow the way that it has and the way we expect it to then we have to build more homes.

In particular I think the MIRHPP is a great idea and I hope that some of these buildings can manage to get built. It makes a lot of sense to try and help people afford places to live by requiring

Some want to have rents tied to their income. Though I wouldn't personally benefit from the program, but I still think it is important for people to have affordable places to live.

What specific concerns do you have about this rezoning proposal?

I'm concerned the consultation does not do enough to incorporate the voices of people who would live in these homes if they were built. Lots of people come to the public meetings to complain about changes. They have narrow selfish concerns that don't consider the benefit that people have from having homes. The ripple effect of these people's actions is that rent across the city is forced up.

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What are your general thoughts about this rezoning proposal?

Do not rezone. The developer's "bargaining" chip is motivated by profits.

① The area would suit a 17 storey building.

② The rental units are barely affordable to many in that still $\frac{1}{3}$ of their income would have to go to rents. — a couple could not live in a 365 sq ft apt.

(This is Canada — people have seasonal gear + sports equipment. If you cook, shower, ^{and} ~~need~~ generally live in your home, the tiny apartments are no favour from the developers.

③ This neighbourhood is not downtown. People live here. A 28 storey

building does Not suit the neighborhood.

- Why Zone areas and then drop your plans at convenience
- Really affordable housing would require subsidies or income based rentals or cooperatives.
- This is just another condo/apartment block that is too big for the neighborhood
- Rezoning is not going to solve our housing crisis.
- You are considering adding 11 more stories to get 20% unaffordable/rental housing.
- Most of it is market housing.

- Will the low income rental people access their apartments through a separate door? If so, say No to the developers for sure!! We have heard of this in Vancouver downtown. Neighborhoods that are mixed incomes and diverse are much more vibrant. People prefer to know their neighbours

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I am in support of the proposal. It is in with several city policies - affordable housing and green building policies to be specific.

It also makes sense, given the construction of the Broadway subway. This is the type of density we need, to fully leverage that infrastructure investment being made by taxpayers. Also, the impact of the project is minimized by the urban design. I also like the mix of uses on the site.

What specific concerns do you have about this rezoning proposal?

That it will not be approved. We desperately need more housing choices. Given the failure of the townhouse project on Granville, I am concerned that the city's housing strategy may be in jeopardy.

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What are your general thoughts about this rezoning proposal?

I think it is great !!!

This is a perfect area for a building like this. A great central location along a super busy transit corridor, close to Downtown, close to a future Skytrain station... I love it!

I also appreciate that this is a MIRHPP building that will offer

affordable rents.

Please approve this project quickly!

What specific concerns do you have about this rezoning proposal?

I am concerned that NIMBYs
will fight it and try to damage
it.

Please don't shrink this building!
It is great the way it is!!

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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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RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire

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MAHALAGANG KAALAMAN Mangyaring isalin ito

महत्वाची माहिती विनंती करावी की हे संदेश शिवाय कोणीला देऊ नये

TIN TỨC QUAN TRỌNG Xin hãy dịch sang tiếng Việt

INFORMACIÓN IMPORTANTE Busque a alguien que lo traduzca

중요정보 번역해주세요

اطلاعات مهم لطفاً در خواست 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)

V821E1

s.22(1)

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

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?

GO AHEAD WITH IT - we need now market
thrust. The FEDS HAVE NO INTEREST IN
ANYONE LIVING EAST OF TORONTO!

What specific concerns do you have about this rezoning proposal?

None

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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, BC Postal Code: V6H 1H8

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?

Bitter sweet. The building looks like a good fit to downtown, Coal Harbour or Yaletown but not to Fairview or South Granville. This could set a precedent & more buildings in the neighborhood could potentially ask for a similar height; or business/land/property owners may apply. Of course, I do believe that 248 rental units are good, but the size of the building is what doesn't look right. 16-18 levels are ok, but 28 are way too much. And ok, 53/248 units are for MIRHPP, but for the remaining rental units the rent will be very high & each owner could spike the starting rent up the roof & for what could be very small floor area. Fairview/Broadway still remaining a generally untouched area & I feel like this tall building does not belong there. In the end, it won't benefit any tenant but

hater the units owners. Sure some of the facilities are good, like the sustainability & environmental considerations, but I do want it to be 16 units max.

What specific concerns do you have about this rezoning proposal?

- I live in the area 2 blocks away. It will already be loud with the new skytrain extension so this could potentially be a long build that will cause disruption to a quiet area.
- My rent would likely increase, or even worse the building management could ask for rezoning.
- Can the neighborhood handle 249 new units? Schools? Supermarkets? Transport?
- Increase in ^{for parking} traffic on smaller streets like W 10th, 7th; perpendicular st to Broadway
- Safety/Security concerns = potential criminality / theft increase
- Units Owners from foreign countries = I want local owners only! (become how will you check occupancy?)

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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: V6R2G5

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 excited about this visionary proposal that seeks to address pertinent issues in this community. As a member of this community, I feel there ~~is a need~~^{is to be more} density in the area. There are many young professionals like myself who understand that density is needed in order to be close to major business/hospitals/infrastructure. This plan is more green in the long term, and it's the right move for the city in serving the people. If anything, I wish this development was higher. ~~the~~ As someone ~~recently~~ who recently apartment searched in this area, the amount of businesses/amenities/rent charged proposed with this development is more than reasonable.

What specific concerns do you have about this rezoning proposal?

Can we make it higher? Can we rezone more of the low lying buildings around it?

Thank you for hosting this public forum! :)

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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) 7th VANCOUVER, B.C. Postal Code: V6H 1H9
E-mail Address: s.22(1)
Add to Notification List: ☐ Mailing address ☐ E-mail Address (I AM ALREADY ON THE MAILING LIST).

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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 THIS PROPOSAL BECAUSE OF THE FOLLOWING:

- 1) A 28-STOREY BLDG. WILL DESTROY THE CHARACTER OF THE NEIGHBOURHOOD WHICH HAS A MIX OF HOUSES, TOWNHOMES, LOW RISE AND MID-RISE WITH A MAX. HEIGHT OF 10-12 FLOORS
- 2) A 28-STOREY BLDG. WILL CREATE A PRECEDENCE FOR MORE SUCH BLDGS ALONG THE BROADWAY CORRIDOR, THUS DETERIORATING THE LIVABILITY IN THE AREA; MORE PEOPLE = MORE NOISE, MORE CRIME.
- 3) THE CITY'S NEGLECT OF RENTAL CONSTRUCTION IN THE LAST 40 YEARS CANNOT BE SOLVED VIA

A FEW BLDG'S; THIS SHOULD BE SPREAD OUT THROUGHOUT METRO VANCOUVER. THERE ARE A LOT OF PROPERTIES NORTH OF HASTINGS THAT ARE DERELICT. THESE AREAS CAN BE DEVELOPED FOR RENTAL HOUSING, THUS REDUCING ALSO THE CRIME, DRUGS AND PROSTITUTION ~~IN THE AREA~~ PROBLEMS.

What specific concerns do you have about this rezoning proposal?

- 1) IT IS FAR TOO HIGH COMPARED TO EXISTING BLDGS. IN THE AREA, WHICH ARE MAX. 10-12 FLOORS.
- 2) IT WILL BECOME A PRECEDENCE FOR PLANNING ALONG THE BROADWAY CORRIDOR.

WE DON'T WANT THE BROADWAY CORRIDOR TO BECOME A SECOND YALE TOWN.

WE HOPE THAT THE PLANNING FOR THE BROADWAY CORRIDOR WILL USE THE OLYMPIC VILLAGE AS A MODEL OF BALANCED DESIGN → LOW TO MID-RISE BLDGS, PARKS, LIVABLE ENVIRONMENT. THE OLYMPIC

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VILLAGE WOULD NOT BE THE WAY IT IS
HAD IT HAVE 28-STORY BLDG'S!
IT IS CHARMING AND INVITING BECAUSE THE
BLDG'S MEET HUMAN SCALE.

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

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

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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?

This location is a prime candidate for increased density. Honestly Vancouver ought to consider changing the zoning and permitting process to work the way it does in Tokyo. Expensive housing is a choice that was made and needs to be reversed.

protecting a few entitled people's "views" is not worth increasing the average commute time of hundreds or thousands of people each day.

Market forces are trying to balance out the housing imbalance and the city would do well to apply smart policies to help

them do so.

What specific concerns do you have about this rezoning proposal?

The slow process to approve it, And all other projects like it.

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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: V5T 0B9
E-mail Address: s.22(1)
Add to Notification List: ☐ Mailing address ☒ E-mail Address

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- 187 underground parking stalls and 438 bike spaces.

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

What are your general thoughts about this rezoning proposal?

YES to 28 stories. 60 bigger! 32? 33?

I have lived in Vancouver all my 37 years, and we need to quit being so modest with our development. We are a growing city. We need to accept and adapt, and this rental building is key to affordable living. Make it so.

What specific concerns do you have about this rezoning proposal?

I'm concerned old people and NIMBYs
will quash it because they want to
protect their "neighbourhood" character.
People my age are leaving town,
and that is what we are really
losing out on.

PS - Sorry for my messy writing...

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

Name: _____

Address: s.22(1) _____ Postal Code: V6H1S7

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

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- 187 underground parking stalls and 438 bike spaces.

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

What are your general thoughts about this rezoning proposal?

THIS BUILDING PROPOSAL IS TOTALLY NONCONFORMING TO THE AREA. IT IS TWICE THE HEIGHT (density) OF ANYTHING AROUND IT. THEY HAVE NO PARKS OR SCHOOLS NEARBY & YET SAY IT IS FAMILY ORIENTED. PARKING IS BAD NOW IN THE AREA & THIS BUILDING WILL ADD TO THIS PROBLEM. (proposal does not even have 1 space per unit)

TO LET THIS BUILDING GO AHEAD BEFORE
THE BROADWAY PLAN IS DONE JUST MAKES
THE A JOKE OR PLANNING FOR THIS AREA
YOU WILL HAVE UNDERMINED THE
PLANNING PROCESS.

What specific concerns do you have about this rezoning proposal?

I AM CONCERNED THAT THE PLANNING
DEPT. WILL RECOMMEND THIS PROPOSAL
EVEN IF THE MAJORITY OF THE PEOPLE
IN THE AREA ARE AGAINST IT. LOGIC HAS
GONE OUT THE WINDOW. A 2ND FLOOR
CORRIDOR ALONG BROADWAY IS NOT
WHAT WE WANT & THIS BUILDING IS THE
START TO THIS CONCRETE CANYON
almost 300 ft high.

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Name: s.22(1)

Address: s.22(1) Postal Code: V6H1J6

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?

- 28 Storey is too high for the area + will set precedent for more along the corridor
- MIRHPP units are welcome in the area, but the building proposed is too high
- there are plenty of low buildings that will be redeveloped in area eventually and they can ~~also~~ be developed into 16 Storey
- how does the developer / city plan on supporting the additional residents of the higher building → Schools, childcare, medical facilities, parks, parking, extra traffic
- the ~~size~~ building shadow is too large

- I don't think the pictures of the proposed development are an accurate representation of what the actual building will look like in the area. ~ ~~compared~~ / relative to the area.

What specific concerns do you have about this rezoning proposal?

- that this 28 storey building approval will set precedent for the rest of the Broadway Corridor.
There are lots of buildings that can be developed to 14-16 storey before a 28 storey is needed

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Website: vancouver.ca/rezapps

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

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

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COMMENT SHEET

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

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

Address: s.22(1) Na s.22(1) Postal Code: V6J 4A2
E-mail Address: _____
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:

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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?

City needs more housing. Please approve this rezoning.

What specific concerns do you have about this rezoning proposal?

None

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

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COMMENT SHEET

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

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Name: s.22(1)
Address: s.22(1) Vancouver Postal Code: V6H 1B8
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?

- Inappropriate for this neighbourhood. The character of Fairview Slopes will be eroded.
- More shade on street & north onto W. 87th is a concern.
- If this were the only way to facilitate building more M/IH, then I'd be okay with this. I agree Vancouver needs more M/IH. But I understand that M/IH can be incorporated into lower buildings that fit into various neighbourhoods better.
- It seems much better to have ^{more} lower buildings that would accommodate the proposed 53 M/IH units.

- Though I heard that this approval is a one-off and there is a moratorium on additional applications, I still fear the precedent being set.

What specific concerns do you have about this rezoning proposal?

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- 187 underground parking stalls and 438 bike spaces.

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

What are your general thoughts about this rezoning proposal?

[Handwritten signature]

What specific concerns do you have about this rezoning proposal?

[Handwritten text: no bad - all good - see below for details]

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- 187 underground parking stalls and 438 bike spaces.

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

What are your general thoughts about this rezoning proposal?

Much needed rental homes, great to see significant
number of below market

Amazing location, amenity rich, lots of transit,
close to downtown, more of this please

Would love

What specific concerns do you have about this rezoning proposal?

Would love to see an effort to reduce parking. Maybe trade one level of parking for some number of extra MRHP units. Parking is very expensive to build, essentially impossible to put out yoks at rate required to justify the investment.

Turning parking into extra MRHP units is a win-win-win.

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Address: s.22(1) Postal Code: V6J 2M3

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?

One more thought - perhaps a removal of the parking minimums could make rents cheaper? This project is just a few* minutes' walk from a SkyTrain station, after all.

This image shows a single sheet of bright yellow paper with horizontal black lines, resembling notebook paper. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

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City of Vancouver - FOI 2019-594 - Page 354 of 849

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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?

it is a much needed development in a city where there is an extreme rental housing shortage for the majority of residents that earn less than \$50k/annually. Vancouver is a growing international city that should be building infrastructure that can support today's and tomorrow's needs.

What specific concerns do you have about this rezoning proposal?

none

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

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Name: s.22(1)

Address: s.22(1) Postal Code: V6K 1K2

E-mail Address: s.22(1)

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- 187 underground parking stalls and 438 bike spaces.

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

What are your general thoughts about this rezoning proposal?

THIS APPLICATION IS AHEAD OF IT'S TIME. THIS IS THE FUTURE OF VANCOUVER AND BROADWAY. I'M IN FAVOUR OF THE DEVELOPMENT. IT'S ALLOWING FAMILIES ~~AND~~ TO LIVE AND WORK IN THE CITY WITHOUT PAYING CRAZY PRICES THAT THE AVERAGE PERSON CAN'T AFFORD. THIS IS A GREAT PROJECT AND SHOULD BE ALLOWED.

What specific concerns do you have about this rezoning proposal?

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

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

s.22(1)

s.22(1)

V6H 1K6

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?

MY THOUGHTS ARE VERY SPECIFIC. AS A RENTER I AGREE THAT THERE NEEDS TO BE MORE AFFORDABLE RENTAL UNITS. HOWEVER, I AM COMPLETELY AGAINST 28 FLOORS. LIMIT IT TO 16. 28 FLOORS COMPLETELY DESTROYS THE NEIGHBOURHOOD. THIS AREA SHOULD BE LOW TO MID-RISE. I DON'T WANT TO LIVE IN AN AREA THAT LOOKS LIKE FALSE GR² YALE TOWN OR COAL HARBOUR PLEASE LIMIT TO 16 FLOORS ONLY.

What specific concerns do you have about this rezoning proposal?

THE HEIGHT. IT'S THE THIN EDGE
OF THE WEDGE. THE HEIGHT WILL
DESTROY THE NEIGHBOURHOODS

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

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

What are your general thoughts about this rezoning proposal?

I fully support more rental housing in our City, but I cannot support a tower that is almost 3x the height of anything else in our neighbourhood. 16 stories is fine. I've lived in this neighbourhood for ~20 years. I've watched perfectly adequate + affordable rental housing torn down to build the Areson + the Sakura. I want my City to make it easier for Apartment buildings owners to redevelop their 3 + 4 story -

bring rental stock into new, higher height (11-12 stories) NEW rental buildings. I want the City to do this by WAIVING all of the onerous fees that charge developers which increases construction costs. For condos

What specific concerns do you have about this rezoning proposal?

this is OK - the costs are passed on to the buyers, but for rentals all this does is make the rent so high that nobody can no working / middle-class people can afford it. s.22(1)

s.22(1) and I have only been in our building for 6 years (starting rent \$1650, now \$1844) and we are perceived as "lusers" because rent on our apt. - if we left tomorrow - would be \$2500 or \$2600. Unaffordable for most.

It's time to change this. Housing First!!

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

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Website: vancouver.ca/rezapps

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

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

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);
- 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?

- Broadway Corridor plan - build first before allowing developers to build high rises
- walkability / parks / green spaces, shopping & value too.
- Build the infrastructure / feel of the Broadway Corridor first -
- Safety & lighting input -
- Broadway needs a face lift with nice shops (food) and other retail - walkable distance from community

- G All for rentals but not super sized highrise
 o People need green spaces too.

What specific concerns do you have about this rezoning proposal?

- o We will lose our sunlight (sout) side of our building will be in shade — I do not believe the shade diagrams provided
 o Sets a horrible precedent — what next? more of same heights and higher?
 o Limit building to 17 floors — bad enough!

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COMMENT SHEET

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

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Address: s.22(1) Postal Code: V6H 1R1
E-mail Address: s.22(1)
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- 187 underground parking stalls and 438 bike spaces.

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

What are your general thoughts about this rezoning proposal?

THIS IS A PROJECT WHICH IS VERY MUCH NEEDED IN THE AREA AND IN THIS CITY. IT'S THOUGHTFULLY DESIGNED AND WILL HELP INCREASE THE RENTAL INVENTORY, INCLUSIVE OF MID-MARKET - WHICH IS ESSENTIAL. I STRONGLY URGE COUNCIL TO SUPPORT THIS PROJECT. SUSTAINABLE, INTEGRATED RENTAL STOCK WILL ALLEVIATE A GOOD PORTION OF THE PRESSURE, WHICH CURRENTLY AFFECTS THE HOUSING MARKET. I COULDN'T SUPPORT THIS PROPOSAL MORE - IT WOULD BE VERY WELCOME. THANK YOU.

What specific concerns do you have about this rezoning proposal?

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- 187 underground parking stalls and 438 bike spaces.

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

What are your general thoughts about this rezoning proposal?

- THIS PROJECT SHOULD NOT BE APPROVED. I DO NOT SUPPORT IT.
- IT IS FAR TO LARGE, BOTH IN HEIGHT & DENSITY.
- THE CURRENT ZONING TO 16 STOREYS IS ENOUGH. NO MORE.
- IT WILL CREATE A FAR TOO LARGE PRECEDENT.

What specific concerns do you have about this rezoning proposal?

- TOO BIG BOTH IN FSR AND HEIGHT.
- SHOULD NOT BE APPROVED ABOVE CURRENT ZONING OF 16 STOREYS & DENSITY
- SETS THE WRONG PRECEDENT FOR CENTRAL BROADWAY & THE BROADWAY CORRIDOR.
- IT WILL INFLATE RENTS THROUGHOUT THE AREA.

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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 1C5
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?

This is an abrupt change to an area
which never has been given a neighbourhood
plan.

I wrote an emotional commentary before.
While I understand the need for lower rent costs
for lower incomes, ^{however} the cost of rents for the
subsidized units, is not much different than the
cost of older building rentals in the area. The higher
floors will rent at a cost ^{very} ~~that~~ only high incomes
can afford

I'm concerned city planning, wanting a few low cost rentals, and creating a monster project that has not for million dollar renters wanting the most fabulous view this city offers.
I'm okay with no storeys. No higher.

What specific concerns do you have about this rezoning proposal?

The city has not done justice to the neighbourhood.
There is no plan for the area yet (2nd to 16th / Oak to Granville)
There are no parks in this area. Until there is an area plan I don't want this project to go through.

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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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- 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?

Definitely against it!!

We overlook the old Denny's lot and it will directly impact our lives in a negative way.

Birch St. is already a nightmare. I use it to go to work in the morning to access 12th Avenue. If the new parkade exits off Birch, it will be gridlock. Don't do this for the sake of the

neighbourhood.

16 floors is fine.



What specific concerns do you have about this rezoning proposal?

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

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

Name: s.22(1)

Address: s.22(1) Postal Code: V5K 4
V4K 5
V5Z 4K7

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?

- ① UGLY BUILDING IN A VERY FOCAL LOCATION.
BUILDING IS TOO TALL.
- ② DISCUSS BIKE LINES AND ROAD ACCESS TO
CENTRAL
THIS LOCATION.

What specific concerns do you have about this rezoning proposal?

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- 187 underground parking stalls and 438 bike spaces.

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

What are your general thoughts about this rezoning proposal?

- POSITIVE DEVELOPMENT FOR YVR ✓
- INCLUSION OF PUBLIC ART ✓
- DENSITY IS NECESSARY IN YVR IT'S GOING TO HAPPEN + NEEDS TO

What specific concerns do you have about this rezoning proposal?

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E-mail Address: s.22(1)

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- 187 underground parking stalls and 438 bike spaces.

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

What are your general thoughts about this rezoning proposal? ^{is not}

16⁰² floors are ok, ^{this} affordable housing

28th floors are not ok in this area

→ this preempts the Broadway Planning process

→ cart before horse

→ lack of integrity ~~of~~ for the Broadway planning process if this goes ahead before there is even a community plan

→ the building size is too large for the property size

→ the height is entirely out of keeping with the community/area which is mostly low-rise rental buildings and a handful of 14-15 flr. bldgs (condos + biz) here & there

✓ The shadowing impact will put False Creek in shadow for a good part of the day. + will ~~be~~ ~~will~~ setting a precedent of future "like" towers for residents south of Broadway

What specific concerns do you have about this rezoning proposal?

- ✓ little ^{to} infrastructure to support this size of building.
- ✓ schools, parks, not in plan
- walkability → sidewalks ^{too} narrow
- congestion - cars + people; parking is already at a premium in the area + there is insufficient parking in the building
- an isolated, mammoth building will change + have impact on the character of the neighbourhood.
- ~~Other~~

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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: V5Z 1X3
E-mail Address: s.22(1)
Add to Notification List: ☐ Mailing address ☒ E-mail Address

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

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

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

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

What are your general thoughts about this rezoning proposal?

I am in full support of the rezoning application. The city needs to increase densities along W Broadway, particularly for rental which includes affordable rental.

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) Name: s.22(1)
Postal Code: V6H3W4
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?

- o 17 stories fits with current level of buildings in the area
- o All single family homes destroyed to make room for increased housing - all ok but why build so high?
- o All for rental but we need more market rates 100% of building - money goes to developer
- o Where are the parks?
- o Where will people shop / play with increased density?
- o do not agree with loss of light - depressing!

- o loss of feeling of community - Fairview slopes
- o loss of light - do not agree with shaded areas shown on diagrams.
- o We need more community centers - places for people to meet up.

What specific concerns do you have about this rezoning proposal?

- o I feel that we are not being listened too -
- Very aggressive people present at these presentations
- o All for market rental units - why? is the Broadway corridor not being treated like MAIN/CAMBLE streets - no high rises on main street.
- o Figure out the Broadway PLAN BEFORE high rises marching up Broadway towards the University of BC.

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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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: V6R2A8.

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?

Approved 16 Storey Building
NOT APPROVE 28 Storey, not conducive for
family living with children.
need neighbourhoods with 3-4-6 Storey
living.
this does not make a community. People
live in a box many floors up.
a ghetto in the future.
unaffordable.
city hall has lost the plot.

What specific concerns do you have about this rezoning proposal?

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

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

Name:

Address: s.22(1) Vancouver BC Postal Code: V6L 2M2

E-mail Address: _____

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

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- 187 underground parking stalls and 438 bike spaces.

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

What are your general thoughts about this rezoning proposal?

I SUPPORT FOR 28-Storey building.

s.22(1) s.22(1)

What specific concerns do you have about this rezoning proposal?

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

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

Name: _____
Address: _____ Postal Code: V6H 1C4
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?

THE PROPOSED HEIGHT IS NOT CONDUCTIVE TO THE AREA AND
NEIGHBORHOOD. I SEE VANCOUVER HOUSE FROM MY HOME AND
IT LOOKS RIDICULOUS IN THE SKYLINE. THERE ARE NO
BUFFERING BUILDINGS BESIDE IT AND IT STICKS OUT LIKE A SORE
THUMB. THIS BUILDING WILL DO EXACTLY THE SAME
THING ON THE OTHER SIDE OF THE WATER! VANCOUVER'S
HISTORY, CHARM & CHARACTER DIRECTLY INVOLVES THE MOUNTAIN
SKYLINE WHICH IS BEING DESTROYED. I AM IN
AGREEMENT THAT RENTAL UNITS ARE NECESSARY SO
DO IT WITHIN THE 16 STORIES NOT 28. THIS IS

AN EGO PROJECT AND ONLY AN EGO PROJECT.

THE INCENTIVE TO THE DEVELOPER IS THE KICKBACK

THE CITY GIVES FOR "RENTAL HOUSING" - HOW MUCH IS THAT?.

What specific concerns do you have about this rezoning proposal?

THIS AREA DOES NOT WANT OR NEED THOSE BUILDINGS. YOU WILL BE SETTING A PRECEDENT FOR ALL DEVELOPERS THAT THEY CAN CONTINUE TO DEVELOP HIGHER AND HIGHER NO MATTER WHERE.

THERE NEEDS TO BE A CLEAR VISION FOR VANCOUVER'S SKYLINE AND CORRIDORS AND THIS IS NOT IT. THE BUSINESS OFFERINGS ALONG BROADWAY ALSO DOES NOT SUPPORT IT. NO GROCERY STORES, NO PHARMACY STORES, NO PET STORES, NO VEGGIE STORES. YOU CAN'T WALK OUT THE DOOR + GET WHAT YOU NEED.

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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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- 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 vehemently opposed to this proposal for the following reasons:
(1) The idea of low-income children having to live on the lower levels, where the air at this busy intersection is unhealthy, and having no place to play except on the 28th floor is outrageous! I am a s.22(1) and know how disadvantaged these children are. I do not believe that the mayor and City Council are committed to the well-being of low-income

families.

2) The 28-story proposal is wrong for this small corner. 16 - 17 stories would be more or less acceptable but not 28!

What specific concerns do you have about this rezoning proposal?

- ①. It is not part of the Broadway Plan - the mayor just wants to "get going with this growth thing!" = no real concern for low-income people.
- ②. It will set a very bad precedent & puts seniors in our area, living in low or mid-rise rentals at risk. They are very worried.
- ③. It is of low aesthetic appeal and will not enhance the neighbourhood where the average height is 11 stories. Do smaller, better planned projects! we support social housing but not this way.

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

Name:

Address: s.22(1) VANCOUVER Postal Code: V6E 1E2

E-mail Address: s.22(1)

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

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- 187 underground parking stalls and 438 bike spaces.

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

What are your general thoughts about this rezoning proposal?

I think that the pilot program is not aggressive enough. The 20% is too low to stimulate property growth for normal citizens. 53 units is too small. I like the stepping mass of the site. I wish that the art piece was more incorporate into project. It seems to be placed right on the side. The height is a little too excessive. 28 storeys may cause shadow problems with parks and neighbouring property green spaces. I do not have a problem with the total FSR. The floor plate should expand by 7500 but decrease the # of storeys. A bike path will definitely

be needed for the bike traffic that the site expects. If the office was a community amenity, this project would really help its neighbors.

What specific concerns do you have about this rezoning proposal?

I concerned mainly about the height. The shadows may cause problems with nearby green spaces. The Moderate Income Rental Pilot Program is not aggressive enough to help solve the housing crisis & 20% is too low. I think a grocery store will be needed on the site to help the community. ~~There~~ Aside from the public art (which is nice) there is a lack of community services & amenities.

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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) Vancouver Postal Code: V6S 1A9
E-mail Address: s.22(1)
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- 187 underground parking stalls and 438 bike spaces.

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

What are your general thoughts about this rezoning proposal?

It's a tasteful project but it is out of scale with the neighbourhood. it would work well at 16 storeys. It is also still luxury ^{rental} housing, not affordable housing (rental).

It needs a neighbourhood (community) plan

^ to be informed by

Places unnecessary stress on the neighbourhood.

What specific concerns do you have about this rezoning proposal?

It's height — 28 storeys is too high for this neighbourhood.
It is out of scale.

It is also not affordable rental housing.

It needs to be informed by a community plan
Places unnecessary stress on the neighbourhood.

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

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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) West Vancouver Postal Code: V6H 1K3
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);
- commercial uses at grade;
- a total floor space ratio (FSR) of 10.52;
- a total floor area of 18,335 sq. m (197,359 sq. ft.);
- a maximum height of 84.25 m (276.40 ft.); and
- 187 underground parking stalls and 438 bike spaces.

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

What are your general thoughts about this rezoning proposal?

I am strongly against of 28-storey building.
Broadway will lose its character for the street
with full of sunshine. I do not want Yak town
like or metro town like environment (living
space).

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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453 West 12th Avenue
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Postal Code: V6H1K3

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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 absolutely oppose the rezoning of this application.

This is the wrong project for the neighbourhood, and is unprecedented in height and density without any community plan

This project is in direct conflict with the Broadway Planning Program

This project is acceptable at 16 floors, NOT 28 floors.

This project is driven by greed and does not take into account the needs of the community that live in the neighbourhood

Please respect the people who already live nearby by not approving a change to the current zoning

What specific concerns do you have about this rezoning proposal?

This project should not proceed beyond the currently approved 16 stories.

Once a project like this is approved it will open the door to continuous development that will see the approval of much higher buildings.

Having attended the developers open house, they had filled the venue with people they had paid for to try to convince the community to support this project. Very underhanded IMHO

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

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Name: s.22(1)

Address: s.22(1) Postal Code: V4L1P3

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?

what is the problem with height??

The Higher the Better especially on a = Busy Bgy Busy
Thoroughfare - where, with height - The Transit
works well - But as in this case it is
part of a larger community, with TRANSit hub
/Houseing, mix uses/parks/PARKS for Soccer/Basketball &
large community centres (H. West) & Libraries nearby
- If you don't pad the density here - where will it
go, if 50,000 people move to the local area) & 50% want rental

What specific concerns do you have about this rezoning proposal?

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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?

- THE BUILDING HEIGHT APPEARS BT FAR TOO HIGH. TYPICALLY WE SEE BUILDINGS AROUND 11 STOREYS IN THAT ZONE, WHILE I UNDERSTAND THAT THE MIRHPP PROGRAM AND THE REZONING ALLOWS THE PROBAB OF ADDED HEIGHT IT FEELS TOO TALL FOR THE NEIGHBOURHOOD AROUND BIRCH AND DOES NOT FIT INTO THE CURRENT URBAN CONTEXT.
- A LOT OF THE FAMILY UNITS (3 BED'S) ARE TOO SMALL (AROUND 800 SFT). NOT ALLOW A PROPER LIVING + DINING AREA. THESE UNITS ARE NOT LIVABLE. THE GUIDE SHOULD BE AROUND 900 SFT. MINIMUM FOR 3 BED UNITS.
- THE HEIGHT SHOULD NOT BE ABOVE 13 STOREYS APPROXIMATELY

~~THE ADDED AMOUNT OF~~

What specific concerns do you have about this rezoning proposal?

• SEE ABOVE

• HEIGHT

• LIVABILITY

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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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- 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 find there are a lot of information provided and prepared by developer.

However I think the unit sizes are very small for one and 2 bedrooms.

And my question is "how is the MIRHPP rate is set for different size of one bedroom a two bedrooms?"

The City staff are very helpful in explaining the details. Thanks

What specific concerns do you have about this rezoning proposal?

the size of units are just too small.

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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?

- Building far too High, will create precedent for other Developers
- Creates significant shadowing all the way to seawall in winter
- Density creep is Very fast. Impact on services, transit, LIVABILITY is quite severe. The change is exponential - can't walk street in comfort. The transit line becomes quickly overburdened it takes very little density before people avoid an area + go elsewhere (McM town as example, Cambic/Broadway)
- Rental too was a failure at too Rents that resulted - too High.
- New trend is (commercial, ^{strata} social, marketrent) which is driving excessive height at cost of livability - over

Now Bldgs are adding idea of Leased Hoteling Suites - too many ideas crammed into 1 Building which becomes too High, 1 in 4 residents are projected to be seniors who can't get Down High Floors During fire Drills, or Downed elevators.

- the cost of maintaining tall Bldgs quickly outstrips the income
What specific concerns do you have about this rezoning proposal? That is why so many failed in past. Not maintainable

- Rezoning Not Appropriate to that Height / - 12-16 floors is more Reasonable. It's FLAT East of Cambie - make better use of Making Room program first + put rentals in livable communities. The Transit Line was to bring people in from ends of the line, the center should not become sacrificed + unlivable. Too much Business is at stake (lease rents, Home rents, speculation, people with AirBNB these for profit) - this all reduces ~~our~~ access to the ^{affordable} services that we need. Keep Heights modest.

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E-mail Address: _____

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What are your general thoughts about this rezoning proposal?

ABSOLUTELY NO 27S TOO HIGH 2 L
my condo since s.22(1) they will block
my view. NO NO

What specific concerns do you have about this rezoning proposal?

GO BACK TO THE ORIGINAL 16 FL
THAT THE TALLEST BUILDING ON BROADWAY
215 CRAZY CITY LET THEM BUILD THAT
TALL

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What are your general thoughts about this rezoning proposal?

- ① 28 floors will set a precedent for ever higher condo buildings in future → ruin sight line, creates sterile street life
- ② 1/17 floors was approved (all rentals) why did it change to 28 → 20% assisted leaves 80% at market values which is just a cash grab for developers
- ③ If the Broadway corridor develops this way we will lose existing street culture & lose mountain views

What specific concerns do you have about this rezoning proposal?

- ① I am strongly opposes to the change from the approved 17 floors to the proposed 28 floor ~~change~~ proposal
- ② This, if approved, will create a ~~para~~ precedent for a high tower condo building frenzy along the Broadway Corridor, and existing long term businesses in 2-3 floor buildings will be forced out (either due to rent increase or buy-out by developers) and we will ~~lose~~ lose any type of street culture → chain outlets are sterile!!

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