

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

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

s.22(1) Address:	e:
E-mail Address: s.22(1)	Postal Code.
Add to Notification List:   Mailing address	E-mail Address
	evelopment) to CD-1(Comprehensive Development).
The proposal is for a 28-storey mixed-use buil	
<ul> <li>a total of 248 secured rental units (53 units)</li> <li>commercial uses at grade;</li> </ul>	are designated as MIRHPP units);
a total floor space ratio (FSR) of 10.52;	
<ul> <li>a total floor area of 18,335 sq. m (197,359 s</li> <li>a maximum height of 84.25 m (276.40 ft.);</li> </ul>	
• 187 underground parking stalls and 438 bike	
This rezoning application is being considered	under the Moderate Income Rental Housing Pilot Program.
What are your general thoughts about this rez	oning proposal?
The rezoning open	ng house was presented
like a marketin	scheme. The internation
was provided with	a clear bias in favour
of the developer	
The proposal is	excessive in hoight
and will set a p	precedent that will fur ther
ende residential	quality of life and
enjoyment of the	city's natural beauty.

What specific concerns do you have about this rezoning	proposal?
The "20%" moderates	Theoma rental minimum
is not sufficient to a	varrant an
extra-ordinaine taller	Othan the surrounding
buildings ) building. Co	mounity quality of
life will be negatively	y impacted by the
Source unnecessarily ext	beine and rapid indease
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 the allow time to incorporate your comments in the appli	
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Please note, while the names and addresses are not sho public information. The information is collected by the Freedom of Information and Protection of Privacy Act. Director, Access to Information at 453 West 12th Avenu telephone at 604-873-7999.	City of Vancouver under the authority of the Questions about this may be directed to the
For more information or to submit comments regarding	this proposal online or by mail:
Website: vancouver.ca/rezapps	
Contact: Sarah Crowley and Marcel Gelein, Rezonia Planners E-mail: 2538Birch@vancouver.ca	Planning, Urban Design & Sustainability 453 West 12th Avenue
IMPORTANT INFORMATION Please have this translated RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire	Vancouver, BC V5Y 1V4

RENSEIGNEMENTS IMPORTANTS Prière de les foire traduire 重要資訊 結長人为等語評 重要資訊 結長人为等語評 無利品AGANG KAALAMAN Mangyaring salla ito ugal maxeral fatur acid fait 高度 fest et feste acref TINTÜCQUANTRONG Xin hay dich sang néng Việt INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca 会요점보 번역해주세요

اطلاعات مهم لطفا درخواست كنيد ابن اطلاعات وابراى شما ترجمه كنند

City of Vancouver - FOI 2019-594 - Page 314 of 849



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# COMMENT SHEET

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Name<sup>s.22(1)</sup>

A key priority should be to cleate uncentives for middle income uniters to stay in vancouver 1 - one TE From Cov Board . - This scheme does not address this needs to address size of units is not adaquent press dening table to with the What specific concerns do you have about this rezoning proposal? entred kindugarde of french School English Carchnet as s.22(1) dedn't allow it. We were located at application

shessed

are making hunge compremes 15 not a solution

Can the city not build its own Social honory? The city and people get a Setter product - real homes - homes for life - & LIFE TIME HOMES

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

Please note, while the names and addresses are not shared, any response to this proposal is deemed to be public information. The information is collected by the City of Vancouver under the authority of the Freedom of Information and Protection of Privacy Act. Questions about this may be directed to the Director, Access to Information at 453 West 12th Avenue, Vancouver, British Columbia, VSY 1V4 or via telephone at 604-873-7999.

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

Website: vancouver.ca/rezapps

Sarah Crowley and Marcel Gelein, Rezoning Contact:

**Planners** 

E-mail: 2538Birch@vancouver.ca

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重要資訊 納孜人內你問譯 重要资讯 IN共大为你却寻

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INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca

중요정보 빈역패주세요

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PLANNING, URBAN DESIGN & SUSTAINABILITY Rezoning Centre

## **COMMENT SHEET**

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What are your general thoughts about this rez	oning proposal?	
· If a pint ages alead as	- 16 N 28 will	heel to have a large
- The second	1. 01	
· If project goes ahead a anchor store at ground	level to serve of	to 1 density - There is
in neighbourhood now		
	Andre F	c . 7 U CE
. Why is there no wention of	& DISMOT Energy	system. or over sc
false Creek : Marine Go	teases & Must ha	we have for not & query
THE AT A SERVE	D. + . LT 4:0	- (e val a (e)
o with Tindensity what	arious unities	? required up grades.
all = k#		
· For all a con land	- 0 (6.0 - 1	Hack to Tail
· From global persuedire the	LO Slovey is just	Jon of density

of population with

Additional ancouncement supercension question on or sucrese >

reed to take into occurrent, utilities, lock of parks

Basically can the reiting infragtulate a services accomodate Heese 248 units , were on be excavery In sociating the merhor there are It does not make sense that proposed to provide only 53 onits but gain 12 streps inheight What specific concerns do you have about this rezoning proposal? Gregor managed to when Vancover and the Rose was the greeny & Social start to loose the Social descitication Mobiling mossing as we go up may be orditectedly 28 trees i does not fit into the context of for this blog + fathere blogs \* " Bottom line is that 28 storeys is not what a neighbour hood is I understand who the developer want to go higher to provide If you take your comment sheet home, we request that you submit it to City staff by August 8, 2019, to allow time to incorporate your comments in the application process. Please note, while the names and addresses are not shared, any response to this proposal is deemed to be public information. The information is collected by the City of Vancouver under the authority of the Freedom of Information and Protection of Privacy Act. Questions about this may be directed to the Director, Access to Information at 453 West 12th Avenue, Vancouver, British Columbia, VSY 1V4 or via telephone at 604-873-7999. For more information or to submit comments regarding this proposal online or by mail: Website: vancouver.ca/rezapps Contact: Sarah Crowley and Marcel Gelein, Rezoning City of Vancouver **Planners** Planning, Urban Design & Sustainability 453 West 12th Avenue E-mail: 2538Birch@vancouver.ca Vancouver, BC V5Y 1V4 IMPORTANT INFORMATION Please have this translated RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire 重要資訊 胡找人玛特题库 重要资讯 法权人为你领许 MAHALAGANG KAALAMAN Mangyaring isalin ito ਜ਼ਰੂਰੀ ਜਾਣਕਾਰੀ ਕਿਰੂਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੇ ਇਸ ਦਾ ਉਲਬਾ ਕਰਵਾਓ TIN TÜCQUAN TRONG Xin hay dịch sang tiếng Việt INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca 중요정보 번역해주세요 MIRHUNIS as they cornot weak over on below worket lakes. اطلاعات مهم لطفا درخواست كنيد ابن اطلاعات را براى شما ترجمه كنند The inthe can the building doubly down of Vancouver - FOI 2019-594 - Page 318 of 849 aures - happy voters.



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Broadway) from CD-1 (708) (Comprehensive	Development) to CD-1(Comprehensive Development).
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What are your general thoughts about this rezoning proposal?

- A very drostic increase.
- Site is already at a high point; by building the highest building in
the area, the proposal would down visually even more with the existing
general building heights in the reighbourhood. The higher building
right now is VGH's, which is not even on Broadway itself. The
next higher building 15 almost at Cambie, quive a few blocks away
and separated so far with still low-rises. The argument about
densifying along the proposed skyrrein 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 lowrises (1-2 floors) to midrises Adolitional armound the phoenia that the length of Broadway from UBC to VCC, that would already increase the number of

new households that would be accomposated	1. Also, I see no addressing of the
Issue plaguing many areas with recent do	withcatur: the accompanying need
for a lot more services. Is the surroundi	
low-to mid-rises, prepared for the influx	of children (schools? daycares?)
customers (commercial parking? Briadway its duling peak hours proceedy because it Is a my What specific concerns do you have about this rezoning proposal	this stretch right now limits perking afor traffic coundows, centurs "(hospitals? doctors! medical testing)
-Social services not addressed. Could expert	.   farilities?) Developer/landlords
a vostly increased need for them.	can brill the proposal & be dure
-Increase means complete blocking of	but who is looking after the
sustine to north side during after wor	
(i.e. 3 pm on). This means by the tim	
residents come back home, even during	long-term? IF floors already is
summer they might be greeted by dorkn	ess, allowing more that what is the
- Rental supply can be adhieved by gradu even increase, along W Broadway (vs. try)	ng a simply be too drastic and
to do it all with I shot & a single high	rise) 11- thought-out.
- 90 with provided tikely not receivedly impro If you take your comment sheet home, we request that you su	ubmit it to City staff by August 8, 2019, to
allow time to incorporate your comments in the application produced ability - 2 yet this is being emphasis	zed as a major vocasin for this increase
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For more information or to submit comments regarding this pro	posal online or by mail: affect with the
website: vancouver carresapps	und storms we can get, has though
Contact: Sarah Crowley and Marcel Gelein, Rezoning	City of Vancouver
Planners E-mail: 2538Birch@vancouver.ca	Planning, Urban Design & Sustainability 453 West 12th Avenue
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重要資訊 以代人马作曲师 重要資訊 法找人为你邮评	, 71-
MAHALAGANG KAALAMAN Mangyaring nalin ito जड़की नाटकाची विवधा वहते किसे सेल ऐस सा दिख्या व्यवस्थि	thnnel
TINTÜC QUAN TRONG. Xin häy dich sang tiếng Việt INFORMACIÓN IMPORTANTE. Busque a alguien que le traduzea	7
중요정보 인역해주세요 제2주로 이 나를 하는 기계 사람이 나는 가는 그녀를 가지 않는 것이 되었다.	

Postal Code: V6K 171

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s.22(1)

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Address:

E-mail Address:

## **COMMENT SHEET**

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	pace ratio (FSR) of 10.52;
	rea of 18,335 sq. m (197,359 sq. ft.);
	eight of 84.25 m (276.40 ft.); and
187 undergrou	nd parking stalls and 438 bike spaces.
This rezoning ap	oplication is being considered under the Moderate Income Rental Housing Pilot Program.
* A	eneral thoughts about this rezoning proposal?  Support the project. Vancouver has a
housing	crisis and then is not enough homes for
people	to live in If Vancouver is going to continue
to 600.	or the way that it has and the way we
expect	if to then we have to build man homes
In pa	Huler I think the MIRHPP is a great idea
and I	hope that some of these buildings can manage to
get by	wilt. It makes a lot of some to try ore
J. al	2 1 CC 1 alece 1 11. 1 500 100

Some unk	to have	rents	Hed to	, their	incores	Though
I wouldn't	Dersonally	brnefi	+ from	the pr	agram,	but I
still think	1+3 1	markan	for	Danse.	to h	ling
affordible	pluces	to 11	res	Lecle -		

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 change. They have harow selfish
concerns that don't consider the benefit that people has
from having homes. The ripple effect of these people
actions is that rent across the city one forces
_υρ.

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

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Planners

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Planning, Urban Design & Sustainability

453 West 12th Avenue Vancouver, BC V5Y 1V4



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Name:

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Address: s.22(1)	Postal Code: V6H1B7
E-mail Address: s.22(1)	
Add to Notification List:   Mailing a	address
A CONTRACTOR OF THE PROPERTY O	ensive Development) to CD-1(Comprehensive Development).
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This rezoning application is being cons	sidered under the Moderate Income Rental Housing Pilot Program.
What are your general thoughts about	
Do not rezone. The	developer's "bargaining" chip is
motivated by profits.	. 0 0 1
O the area would	cuit a 17 storey building.
	ts are barely affordable to smany in
	heir income would have to go to vonts.
- a couple	e could not live in a 365 sqff Jipt.
(this is	Conoda - people have seasonal gear +
Sports	equipment It you cook shower heer
Prenavalle	will a super home the time against men
The state of the s	file in grand in the state of the
ate no p	would from the devergers.
his neighborrorhood is m	Additional amortivent Experience and que agos 200 reverse >

Sulang does Not sur the neighborhoth
- Why zone are as and then drop your plans at convenience
- Really affordable housing would require substitues or
income based rentals or configuration
- This is just another condo / apportment block that is
What specific concerns do you have about this rezoning proposal? too key for the mughborhood
- Resoning is not going to solve over hunsing crisis.
- you and considering adding I more Stories to
got 2006 unaffordable (rental housing)
- most of it is market housing
- Will the low income vental people access their
apartmente Atrongo a apparate door ? If so, say
No to the developers for some!! We have heard of this
in Varnower downtown. Neighborhords that are much
intomes and diverse are much more vilorant, leade still
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	of the
project is minimized by the urband	41/19

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	TERMINAL PARAMETER
t specific concerns de	you have about this rezoning proposal?
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more hous	by chairer bluer the film of the
tourbou	of phirech on Coccusine Take could
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For more information or to submit comments regarding this proposal online or by mail:

Website: vancouver.ca/rezapps

Contact: Sarah Crowley and Marcel Gelein, Rezoning

**Planners** 

E-mail: 2538Birch@vancouver.ca

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

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TINTÚCQUANTRONG Xin hay dich sang tiếng Việt
INFORMACIÓN IMPORTANTE Busque a alguian que le traduzca

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

City of Vancouver

Planning, Urban Design & Sustainability

453 West 12th Avenue Vancouver, BC V5Y 1V4



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

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

s.22(1)	Name:	1 0
Address:	Vacour BC	Postal Code: V6 E 155
E-mail Address:		
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The City of Vancouver has received an applica	tion to rezone 2538 Birch Stree	t (formerly 1296 West
Broadway) from CD-1 (708) (Comprehensive Do		
	W	
The proposal is for a 28-storey mixed-use build		v.
<ul> <li>a total of 248 secured rental units (53 units</li> <li>commercial uses at grade;</li> </ul>	are designated as mixing units	);:
a total floor space ratio (FSR) of 10.52;		
• a total floor area of 18,335 sq. m (197,359 s	q. ft.);	
<ul> <li>a maximum height of 84.25 m (276.40 ft.); a</li> </ul>		
<ul> <li>187 underground parking stalls and 438 bike</li> </ul>	spaces.	
This rezoning application is being considered u	under the Moderate Income Ren	atal Housing Pilot Program.
This recoiling application is being considered.	middle drie moderate modifie from	authoromy ( Net 1) - 50 - 100
What are your general thoughts about this rez	oning proposal?	1 /
I think it is	accort :	
	J=	
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like this It appart	- central locat	ion Glery
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I also apprecia	te that this	is a
MORAPP LIL	e Mat will	offer
12 1 1 1 1 20 01	) Addition of Management	ratFSpla20el9u594queegjee827rof649rse ->

Affordable rents.

There approve this project quickly.

What specific concerns do you have about this rezoning proposal?

An Concerns that NTMBYS

Hight it and try to damage

There don't shrink this principle.

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Contact: Sarah Crowley and Marcel Gelein, Rezoning

Planners

E-mail: 2538Birch@vancouver.ca

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重要資訊 請我人为你知可重要資訊 请我人为你知详

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INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca

중요정보 번역해주세요

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City of Vancouver

Planning, Urban Design & Sustainability

453 West 12th Avenue Vancouver, BC V5Y 1V4



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

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

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187 underground parking stalls and 438 bike spaces.	
To anderground parking states and 450 bite spaces.	
This rezoning application is being considered under the Moderate	Income Rental Housing Pilot Program.
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	- 40
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TESHE THEMANY	
pecific concerns do you have about this rezoning proposal?	
None	

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	Name: s.22(1)		
Address: s.22(1)	VANCOUVER BO	Postal Code:	V64 148
E-mail Address:s.22(1)		and the last	
Add to Notification List:	☑ E-mail Address		

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

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- · commercial uses at grade;
- · a total floor space ratio (FSR) of 10.52;
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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?

Bitter sweet. The building looks like a good fix to downtown, Goal harbour or yelle town but not to frairview or South Granville. This could set a precedent & more buildings. He weight when for a similar height for business flowd frogety owners may apply of course, I do believe that 24% rental units are good, but he size of the building is what doesn't look right. 16-18. levels are oh, but 28 are way too much. And ok, 53/248 visits are for MIRMPP but for the remaining vental units he cent will be very high & each owner could spike the starting sent up the roof &; for what could be very small floor area. Fair view | Broadway still remaining a generally vulouched area & I feel like this building does not belong their a Tutte end, it would be neglet any tenneut but Addingon Manonouvern February and sold supposes or or and sold supposes or or or building does not belong their a Tutte end, it would be neglet any tenneut but

& unironwented comindentions, but I do go went it to be 16 lentermax.
What specific concerns do you have about this rezoning proposal?
. Thire in the area 2 blocks away . It will already be hard with the new
chystra's valerion on this could patentially be a long build that will course
o by reat would likely increase; or even wour tee building management would ask for
- Eun He neigh bor hood handle 248 new viits? Schools? Superman hets? transport?
· lunear in Traffic on smaller streets like w 10th; 7th; perpendiceater sh to Broads
· Safety / Scurity concerns & potential criminality / that increase

Suc some of the faulter are good, like the sustainability

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**Planners** 

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E-mail: 2538Birch@vancouver.ca

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

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	Nan	ne: s.22(1)
Address:s.22(1)		Postal Code: 4 V6R265
E-mail Address:	s.22(1)	
Add to Notification List:	☐ Mailing address ☐ E-r	mail Address
		rezone 2538 Birch Street (formerly 1296 West ment) to CD-1(Comprehensive Development).
CONTRACTOR CONTRACTOR OF THE PROPERTY OF	storey mixed-use building the	
a total of 248 secured commercial uses at gra	rental units (53 units are des ade;	
<ul> <li>a total of 248 secured</li> <li>commercial uses at gra</li> <li>a total floor space ration</li> <li>a total floor area of 18</li> <li>a maximum height of 8</li> </ul>	rental units (53 units are des ade; o (FSR) of 10.52; s,335 sq. m (197,359 sq. ft.); 34.25 m (276.40 ft.); and	ignated as MIRHPP units);
<ul> <li>a total of 248 secured</li> <li>commercial uses at gra</li> <li>a total floor space ration</li> <li>a total floor area of 18</li> <li>a maximum height of 8</li> </ul>	rental units (53 units are desade; o (FSR) of 10.52; s,335 sq. m (197,359 sq. ft.);	ignated as MIRHPP units);

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 needed donsity 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 more for the city. In serving the people. If anything, I wish this development was higher. The proposed with this amount of businesses (namenities/tent charged proposed with this development is more than reasonable.

	STATISTICS
at spe	ecific concerns do you have about this rezoning proposal?
	can we make it higher? Can we rezone more of
the	can we make it higher? Can we regare more of 10w lying buildings around H?
	Thank you for hosting this public forum!

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**Planners** 

E-mail: 2538Birch@vancouver.ca

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INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca

중요정보 번의해주세요

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



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

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

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S.22(1)	
E-mail Address:	
Add to Notification List:	- E-mail Address (FAM ALREADY ON THE
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The proposal is for a 28-storey mixed-use build	ling that includes:
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commercial uses at grade;	are designated as minth's tarnes);
A STATE OF THE STA	Contract of the second
• a total floor space ratio (FSR) of 10.52;	6.5
<ul> <li>a total floor area of 18,335 sq. m (197,359 sq.</li> </ul>	
<ul> <li>a maximum height of 84.25 m (276.40 ft.); a</li> </ul>	nd
• 187 underground parking stalls and 438 bike	spaces.

What are your general thoughts about this rezoning proposal?

I AM AGAINST THIS PROPOSAL BECAUSE OF THE FOLLOWING:

1) A 28-STORY BLDG. WILL DESTROY THE CHARACTER OF THE

NEIGHBOURHOOD WHICH HAS A HIX OF HOUSES, TOWNHOMES,

LOW RISE AND MID-RISE WITH A MAX. HEIGHT OF 10-11 FLOORS,

2) A 28-STOREY BLDG. WILL CREATE A PRECEDENCE FOR

MORE SUCH BLDG.'S 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 HETRO VANCOUVER. THERE AKE A LOT OF PROPERTIES DRTH OF HAST INGS THAT ARE DERELICT. THESE AREAS CAN BE DEVELOPED FOR RENTAL HOUSING, THUS REDUCIN CRIME, DRUGS AND PROSTITUTION What specific concerns do you have about this rezoning proposal? TOO HIGH COPPARED TO EXISTING AREA, WHICH ARE PRECEDENCE FOR PLANNING WILL BECOKE THE BROADWA CORRIDOR. THE BROADWAY CORRIDOR TO THE PLANNING FOR THE BROADWA THE OLYMPIC MODEL OF BALANCED DESIGN - 2 LOW TO HID-RISE BLOGS, PARKS, LIVABLE ENVIRONHENT. THE OLYMPIC 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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ਕਰੂਰੀ ਜਾਣਕਾਰੀ ਕਿਰਮ ਕਰਤੇ ਕਿਸੇ ਕੋਲੇ ਇਸ ਦਾ ਉਲਸਾ ਕਰਵਾਓ TIN TÚCQUAN TRONG Xin hay dịch sang tiếng Việt INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca 중요정보 반액해주세요

اطلاعات مهم لطفا در خواست كنيد ابن اطلاعات وابراى شما درجمه كنند

City of Vancouver

Planning, Urban Design & Sustainability

453 West 12th Avenue Vancouver, BC V5Y 1V4

VILLAGE WOULD NOT BE THE WAY IT IS

HAD IT HAVE 28-STOREY BLDG!S!

IT IS CHARMING AND INVITING BECAUSE THE
City of Vancouver - FOI 2019-594 - Page 336 of 849

BLDG!S MEET HUMAN SCALE.



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

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

s.22(1)	s.22(1) Name:
Address:s.22(1)	Postal Code: V6R 2G5
E-mail Address:	
Add to Notification List:   Mailing a	address   E-mail Address
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commercial uses at grade;	
a total floor space ratio (FSR) of 10.	
a total floor area of 18,335 sq. m (1	20.000 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1
	40 TC. J. and
<ul> <li>a maximum height of 84.25 m (276.4)</li> <li>187 underground parking stalls and 4</li> </ul>	

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

nowested.

Protecting a few entitled people's "views" is not worth

increasing the awage commute time of hundreds or thousands

of people each day.

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

Additional arcomment species are to help

them do so.		
		SURVICIONAL
	STADAR TABAN	
at specific concerns do you The Slov process	have about this rezoning proposal to approve it, An	d all other projects like it
(in the		

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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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s.22(1) Address: s.22(1) E-mail Address:	Mamar	Postal Co	de: VST 05
Add to Notification List:   Mailing address	☐ E-mail Address		
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This rezoning application is being considered	under the Moderate	Income Rental Housi	ing Pilot Program.
			لا
What are your general thoughts about this re-		1 - 1	N.
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and we need	to quit	being so	nodest
with our develo	pinent. 1	Ne are	a glowing
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Vivers Make	A 50.		
	11 00 .		

t specific concerns	do you have about t	his rezoning pro	oposal?	
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INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca

중요정보 반의배주세요

اطلاعات مهم لطفا در طراست كنيد ابن اطلاعات و ابراى شما ترجمه كنند

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

Vancouver, BC V5Y 1V4

11/16/27



## **COMMENT SHEET**

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

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

Name:

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	Address: S.22(1)	Postal Code: V6 H13 +
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Website: vancouver.ca/rezapps

Sarah Crowley and Marcel Gelein, Rezoning Contact:

Planners

E-mail: 2538Birch@vancouver.ca

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TINTÚC QUANTRONG Xin hay dịch sang tiếng Việt INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca

중요정보 반약해주세요

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City of Vancouver

Planning, Urban Design & Sustainability

453 West 12th Avenue Vancouver, BC V5Y 1V4

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

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to, energy and barring areas	
This rezoning application is being con-	sidered under the Moderate Income Rental Housing Pilot Program.
What are your general thoughts about	t this rezoning proposal?
-28 Storey is too high	her the area + will set precedent for more
along the corridor	
- MIRHOPP unite are	welcome in the area but the building proposed
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is too high	
- these are planty of	low buildings that will be redeveloped in
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additional recidents	of the Chiples building & Schools Children
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- The stall building sha	adout is now large

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	oin the area ~ (tompred)	
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	Planners E-mail: <u>2538Birch@vancouver.ca</u>	Planning, Urban Design & Sustainability 453 West 12th Avenue
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This rezoning application is being considered under the Moderate Inc	come Rental Housing Pilot Program.
What are your general thoughts about this rezoning proposal?  City needs More housing. Please	approve this rezoning.

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None	
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E-mail: 2538Birch@vancouver.ca

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중요정보 면의해주세요

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Postal Code:



Address:

s.22(1)

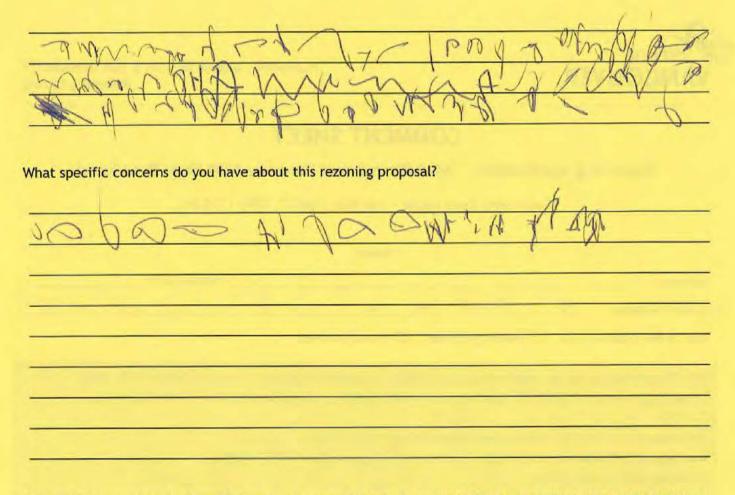
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Community Open House - Thursday June 27, 2019 | 5-8 pm

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E-mail Address:  S.22(1)  E-mail Address:  Add to Notification List:   Mailing address   E-mail Address  The City of Vancouver has received an application to rezone 2538 Birch Street (formerly 1296 West Broadway) from CD-1 (708) (Comprehensive Development) to CD-1 (Comprehensive Development).  The proposal is for a 28-storey mixed-use building that includes:  • a total of 248 secured rental units (53 units are designated as MIRHPP units);  • commercial uses at grade;  • a total floor space ratio (FSR) of 10.52;  • a total floor area of 18,335 sq. m (197,359 sq. ft.);  • a maximum height of 84.25 m (276.40 ft.); and  • 187 underground parking stalls and 438 bike spaces.  This rezoning application is being considered under the Moderate Income Rental Housing Pilot Program.  What are your general thoughts about this rezoning proposal?  Much would parkle Monnes great to specificant
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Much needed partal brownes, great to see significant
Much needed partal brownes, great to see significant
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dose to downtown, mor of this please.
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What specific concerns do you have about this rezoning proposal?
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For more information or to submit comments regarding this proposal online or by mail:

Website: vancouver.ca/rezapps

Contact: Sarah Crowley and Marcel Gelein, Rezoning

Planners

E-mail: 2538Birch@vancouver.ca

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

重要資訊 法找人为你如证 重要资讯 法找人为你如证

MAHALAGANG KAALAMAN Mengyaring isalin ito बहुची मानकाची जिलाग तकत किमें तक दिमा वा दुकाग जवरावि TINTÜCQUANTRONG Xin hay dich sang tiếng Việt

INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca

중요정보 반역해주세요

اطلاعات مهم لطفا درخواست كاليد اين اطلاعات را براى شما ترجمه كاللد



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

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

	s.22(1 Name:	)	
s.22(1) Address:		Postal Code: VGJ	1M3
s.22(1)			
Add to Notification List:   Mailing a	address Li E-mail Addre	2SS	
The City of Vancouver has received an Broadway) from CD-1 (708) (Comprehe	15.5		
The proposal is for a 28-storey mixed-	use building that include	s:	
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<ul> <li>commercial uses at grade;</li> <li>a total floor space ratio (FSR) of 10.</li> </ul>	52:		
• a total floor area of 18,335 sq. m (1			
a maximum height of 84.25 m (276.4	ALL Mark Asset Aller 1991		
<ul> <li>187 underground parking stalls and</li> </ul>	438 bike spaces.		
This rezoning application is being cons	sidered under the Meders	sta Incomo Bontal Housing Bilat Br	oaram
This rezoliting application is being cons	sidered drider the modere	ate meane Kental Housing Froe Fr	ogram.
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minimums could in	alce jents c	Leaper? This proje	ct 15
One more thought - minimums could m just a Few minit	to' walk fro	en a Skytrain statio	n, att
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nat specific concerns do you have about this rezoning prop	posal?
ac specific concerns do you have about this rezoning proj	

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INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca

중요정보 번의해주세요

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



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

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

	Name:	/
Address:	arple,	Postal Code: V68244
E-mail Address: s.22(1	)	
Add to Notification List: [	Mailing address E-mail A	ddress
		ne 2538 Birch Street (formerly 1296 West to CD-1(Comprehensive Development).
a total of 248 secured ref     commercial uses at grade	THE RESERVE AND ADDRESS OF THE PARTY OF THE	The state of the s
<ul> <li>a total floor space ratio (</li> <li>a total floor area of 18,3</li> </ul>		to the first the
a maximum height of 84.		
187 underground parking	stalls and 438 bike spaces.	THE RESERVE TO SERVE THE PARTY OF THE PARTY
This rezoning application is	being considered under the Ma	derate Income Rental Housing Pilot Program.
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	ACTIVATOR .
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hat specific concerns do you have about this rezoning proposal?	
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TINTÚCQUANTRONG Xin hay dịch sang tiếng Việt INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca

중요정보 반역해주세요

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

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- 20/4)	Name:
s.22(1) Address:	Postal Code: Ubk 1K2
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E-mail Address:	
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What are your general thoughts about	t 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

Address:	s.22(1)			Name:	7.	Postal Code: V6H 1K
E-mail Add	dress: S.	2(1)				
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A CONTRACTOR OF THE PARTY OF TH			THE RESERVE OF THE PERSON NAMED IN			treet (formerly 1296 West
	1 trom ( 1)-1	I /IIKI II omnre		elonment) to (		renensive Hevelonmenti
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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 AFFORABLE RENTAL UNITS. HOWEVER, 1
AM COMPLETELY AGAINST 28 FLOORS. LIMIT
IT TO 16. 28 FLOORS COMPLETELY
BESTROYS THE NEIGHBOURHOOS. THIS AREA
SHOULD BE LOW TO MIN-RISE. I SON'T
WANT TO LIVE IN AN AREA THAT LOOKS
LIKE FALSE CR' YALE TOWN OR COAL HARBOUR
PLEASE LIMIT TO 16 FLOORS ONLY.

					ATTICLE OF
			TETALIAS	0	
specific concerns do	you have abou	ut this rezoni	ng proposal?		
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			197		

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Contact: Sarah Crowley and Marcel Gelein, Rezoning

**Planners** 

E-mail: 2538Birch@vancouver.ca

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重要資訊 居技人为你想得 重要資訊 居技人为你想详

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INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca

중요정보 번역세주제요

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

City of Vancouver

Planning, Urban Design & Sustainability

453 West 12th Avenue Vancouver, BC V5Y 1V4



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

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

	c 22(1)		Name: s.22(1)	
Address:	s.22(1)			Postal Code: V6HIK
E-mail Add	ress.	s.22(1)		The above that the Confedence
		☐ Mailing address	E-mail Address	
he City of	Vancouver ha	as received an applic	ation to rezone 2538 Birch	Street (formerly 1296 West
roadway)	from CD-1 (70	08) (Comprehensive D	Development) to CD-1 (Com	prehensive Development).
	1 1 6 20		140 - 10-10 1 1	
		storey mixed-use bui	lding that includes: are designated as MIRHPP	Lunitela
	ial uses at gra	the state of the s	are designated as MINITE	ums),
	The second secon	o (FSR) of 10.52;		
a total flo		,335 sq. m (197,359	sq. ft.);	
	oor area of 18			
a total flo		4.25 m (276.40 ft.);	and	
<ul><li>a total flo</li><li>a maximu</li></ul>	ım height of 8	4.25 m (276.40 ft.); ng stalls and 438 bike		
<ul><li>a total flo</li><li>a maximu</li><li>187 under</li></ul>	ım height of 8 rground parki	ng stalls and 438 bike	e spaces.	ne Rental Housing Pilot Program.

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(11-12 stores) NEW rentel buildings. I want
the City to be the by WALVING 211 st
the overas fees the change developes
which increases construction costs. For Zoudes
What specific concerns do you have about this rezoning proposal?
tus is Ox - the costs are passed on to the
buyers, but for fortels all this long to is
unche free vert so hell that notice con no
working/mode-dess people can effect it. 5.22(1)
5.22(1) Sul 1 year out lear de and her to the
6 resus (startin, rent 416150, you 9 1844) and
we are perceived 29 "hzves" pecause rent or
ow sot it we lett tomorrow - would be
\$ 2500 cr \$ 2600. Un effordable for most.
His time to change this. Housang Firet!
If you take your comment sheet home, we request that you submit it to City staff by August 8, 2019, to

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City of Vancouver

Planning, Urban Design & Sustainability

453 West 12th Avenue Vancouver, BC V5Y 1V4



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

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	s.21	s.22(1)		
s.22(1)	Name:			
Address:s.22(1)	*	Postal Code:		
E-mail Address:				
Add to Notification List:   Mailin	ng address 🛛 E-mail Addr	ress		
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he proposal is for a 28-storey mix	ed-use building that include	es:		
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<ul> <li>a total of 248 secured rental unit</li> <li>commercial uses at grade;</li> <li>a total floor space ratio (FSR) of</li> </ul>	ts (53 units are designated a			
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What are your general thoughts about this rezoning proposal?
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before allowing developers to build hishrises
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Shapping off. Ithere +80:
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Britishen Cerrider forst -
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) Bracolway Neight a face tot with NICE shaps (food),
and other retail walkoste destare from community
Additional accomment Explaced 9.4594 que acjo as 62 not extense >

, <u>1</u>	All for vertals but not super sized bishrisy
-	Regle Need green spaces too.
8	THRETHEIMS
wi (	hat specific concerns do you have about this rezoning proposal?  We will loose our sun lish t sout suff side
-	do not believe the shade diagrams provided
-	More of same highes and hisher?
7	Dimit building to 17 floors bad encests
	you take your comment sheet home, we request that you submit it to City staff by <u>August 8, 2019</u> , t

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

Sarah Crowley and Marcel Gelein, Rezoning Contact:

Planners

E-mail: 2538Birch@vancouver.ca

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

重要資訊 品找人內你超軍 重要资讯 请叔人为你到洋

MAHALAGANG KAALAMAN Mangyaring isalin ito बचुची नाडबाची विकास वर्षते जिसे वेले हिम सा दुलवा वरसाचे TINTÜCQUANTRONG Xin hay dịch sang tiếng Việt

INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca

중요정보 번역해추세요

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

City of Vancouver

Planning, Urban Design & Sustainability

453 West 12th Avenue Vancouver, BC V5Y 1V4



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

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

s.22(1)	
Name:	
s.22(1) Address:	Postal Code: V6# IR1
s.22(1)	
E-mail Address:	
Add to Notification List:	
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(Con	nprehensive 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 MIRHPI	P 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 Incom	me Rental Housing Pilot Program.

What are your general thoughts about this rezoning proposal?

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	LEDITO (PEDVANO)	
t specific concerns do vou ha	ve about this rezoning proposal?	
	5 P.	

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Contact: Sarah Crowley and Marcel Gelein, Rezoning

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E-mail: 2538Birch@vancouver.ca

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重要資訊 請找人為你麵譯 重要資訊 请找人为你麵译

MAHALAGANG KAALAMAN Mangyaring isalin ito बचुची सण्डलची विवाग तवते विग्रे तेहें शिम ए दिलग ववरणी TINTÜCQUANTRONG Xin hay dịch sang tiếng Việt

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중요정보 번역해주세요

اطلاعات مهم نطفا در خواست كنيد اين اطلاعات وابراى شما ترجمه كنند

Postal Code:



Address:

# **COMMENT SHEET**

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

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

Name:

	uver has received an application to rezone 2538 Birch Street (formerly 1296 West D-1 (708) (Comprehensive Development) to CD-1 (Comprehensive Development).
The proposal is f	r a 28-storey mixed-use building that includes:
a total of 248	cured rental units (53 units are designated as MIRHPP units);
commercial us	
	ce ratio (FSR) of 10.52;
	a of 18,335 sq. m (197,359 sq. ft.);
	ht of 84.25 m (276.40 ft.); and I parking stalls and 438 bike spaces.
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This rezoning ap	ication is being considered under the Moderate Income Rental Housing Pilot Program.
Vhat are your ge	eral thoughts about this rezoning proposal?
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What are your ge	eral thoughts about this rezoning proposal?
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What are your get the PR	eral thoughts about this rezoning proposal?  UKET SHOULD NOT BE APPROVED, I DO NOT SUPPOINT TO LARGE, BOTH IN HEIGHT & DENSITY,
Vhat are your get the PR	eral thoughts about this rezoning proposal?  UECT SHOULD NOT BE APPROVED, I DO NOT SUPPORT  FR TO LARGE, BOTH IN HELGHT & DENSITY,  PRENT ZONING TO 16 STOREYS IS ENOUGH. NO M
Vhat are your get the PR	eral thoughts about this rezoning proposal?  UECT SHOULD NOT BE APPROVED, I DO NOT SUPPORT  FR TO LARGE, BOTH IN HELGHT & DENSITY,  PRENT ZONING TO 16 STOREYS IS ENOUGH. NO M
What are your get the PR	eral thoughts about this rezoning proposal?  UECT SHOULD NOT BE APPROVED, I DO NOT SUPPORT  FR TO LARGE, BOTH IN HELGHT & DENSITY,  PRENT ZONING TO 16 STOREYS IS ENOUGH. NO M

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						2004
What spec	ific concerns do y	ou have about	this rezonin	g proposal?		
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**Planners** 

E-mail: 2538Birch@vancouver.ca

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重要資訊 请找人为原则译 MAHALAGANG KAALAMAN. Mangyaring isalin ito ugdi meardi lagur ada lah ak len er gear aderle TINTÜCQUANTRONG Xin haydıch sang tiếng Việt

INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca

중요정보 반약해주세요

اطلاعات مهم لطفا در خواست كنهد اين اطلاعات را براي شما ترجمه كنفد



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

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

Name:

s.22(1)

Address: Postal Code: Viet ICTS
E-mail Address:
Add to Notification List:  Mailing address
The City of Vancouver has received an application to rezone 2538 Birch Street (formerly 1296 West Broadway) from CD-1 (708) (Comprehensive Development) to CD-1 (Comprehensive Development).
The proposal is for a 28-storey mixed-use building that includes:  • a total of 248 secured rental units (53 units are designated as MIRHPP units);  • commercial uses at grade;
a total floor space ratio (FSR) of 10.52;
• a total floor area of 18,335 sq. m (197,359 sq. ft.);
• a maximum height of 84.25 m (276.40 ft.); and
187 underground parking stalls and 438 bike spaces.
This rezoning application is being considered under the Moderate Income Rental Housing Pilot Program.
What are your general thoughts about this rezoning proposal?
This is an abrupt change to an area.
which never has been given a neighbourhood
I wook an emotional commentary before.
While I understand the need for lower vent costs
The lower incomes, the cost of vents to the
Subsidized whole is not much different than the
- Cost of older building rentals in the grea. The higher
Can afford Additioninent sphere agos agos of each of the Addition of the Contract of the Addition of the Agos of t

I'm concerned offy planning, wanting a few
low cost rentals, and creating, a monster project
that has not for million dollar renders wanting the norset
Estatous view this city offers.
Tim okay with its storewys. Hi higher.
What specific concerns do you have about this rezoning proposal?
The city has not done justice is the reighbourhood.
The city has not done justice to the reighbourhood. There is no plan for the area yet (2nd to 10th / Oak to Chan
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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Contact: Sarah Crowley and Marcel Gelein, Rezoning

Planners

E-mail: 2538Birch@vancouver.ca

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重要資訊 請找人為你想導

MAHALAGANG KAALAMAN Mangyanng nalin ito ਬਰੂਬੀ ਜਾਣਕਾਰੀ ਜ਼ਿਰਪਾ ਕਰਕੇ ਇਸ ਕੱਲੋਂ ਇਸ ਦਾ ਜ਼ਿਲਵਾ ਕਰਵਾਓ TINTÜCQUANTRONG Xin hay dịch sáng tiếng Việt

INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca

중요정보 반약해주세요

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

City of Vancouver

Planning, Urban Design & Sustainability

453 West 12th Avenue Vancouver, BC V5Y 1V4



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

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

	s.22(1) Name:					
Address:	s.22(1)				Postal Code	:_V6H1J7
E-mail Addre	ss:					
Add to Notific	cation List:	☐ Mailing address	s □ E-mail Addr	ess a	Iready	on it.
		as received an appli 08) (Comprehensive				
The proposal	is for a 28-	storey mixed-use bu	ulding that include	aç.		
		rental units (53 unit			units);	
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	The second	,335 sq. m (197,359	sq. ft.);			
		44.25 m (276.40 ft.)				
187 underg	round parki	ng stalls and 438 bil	re spaces.			
This rezoning	application	is being considered	d under the Moder	ate Incom	e Rental Housing	Pilot Program.
What are you	ir general th	noughts about this re	ezoning proposal?	c+	+11	
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neighbourhood.	
neighbourhood, 16 Floors is fine.	MENUO DE AV
What specific concerns do you have about this rezoning proposal?	The same of the sa

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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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TINTŰCQUANTRONG Xin hay dịch sang tiếng Việt INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca あのおは、infolatio allo

중요정보 번역해주세요

اطلاعات مهم لطفا 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

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Address: s.22(1)	-1/ )
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s.22(1) E-mail Address:	U5Z 4
Add to Notification List:   Mailing address   E-mail Addres	s
The City of Vancouver has received an application to rezone 253 Broadway) from CD-1 (708) (Comprehensive Development) to CD	
The proposal is for a 28-storey mixed-use building that includes: <ul> <li>a total of 248 secured rental units (53 units are designated as a context of 248 secured)</li> </ul>	
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.);	
<ul> <li>a maximum height of 84.25 m (276.40 ft.); and</li> <li>187 underground parking stalls and 438 bike spaces.</li> </ul>	
To all and special partial section and the section special	
This rezoning application is being considered under the Moderat	e Income Rental Housing Pilot Program.
What are your general thoughts about this rezoning proposal?	
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COMMUNICAL SPICE	
t specific concerns do you have about this rezoning proposal?	

allow time to incorporate your comments in the application process.

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**Planners** 

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重要資訊 請我人為你題譯 重要资讯 请我人为你相伴

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중요정보 번역배주세요

اطلاعات مهم نطفا در خواست کنید این اطلاعات و ا برای شما توجمه کنند



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

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

Nar	s.22(1)
Address: s.22(1)	Postal Code: 16 # 155
s.22(1) E-mail Address:	
Add to Notification List: ☐ Mailing address ☐ E-r	nail Address
The City of Vancouver has received an application to Broadway) from CD-1 (708) (Comprehensive Development of Proposal is for a 28-storey mixed-use building the atotal of 248 secured rental units (53 units are descommercial 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	nent) to CD-1(Comprehensive Development).  at includes: ignated as MIRHPP units);
This rezoning application is being considered under the work of the second of the seco	roposal?
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- Winision of Pible	
- DENSITY IS NECESSAN	y my marie como
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	1911453
at specific concerns do you have about this rezoning proposal?	

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INFORMACIÓN IMPORTANTE Busque a alguien que la traduzca

중요정보 번역세추세요

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



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

	s.22(1)
s.22(1) Address:s.22(1) E-mail Address:	Postal Code: V6H1H3
Add to Notification List: Mailing address	ddress
The proposal is for a 28-storey mixed-use building that incli	
<ul> <li>a total of 248 secured rental units (53 units are designate commercial uses at grade;</li> <li>a total floor space ratio (FSR) of 10.52;</li> <li>a total floor area of 18,335 sq. m (197,359 sq. ft.);</li> <li>a maximum height of 84.25 m (276.40 ft.); and</li> <li>187 underground parking stalls and 438 bike spaces.</li> </ul>	

4
What are your general thoughts about this rezoning proposal?
160 floors are ok taffordable housing.
25 Hoors are not of the white
-> this precompts the Broadway Planning poes
-> cart before horse
-> lack of interity the Poroadway plain
- > lack & is tegrity of the Poroadway plains process: I this goes ahead before there is
Ollow a comment with the
- The building sale is too large for the property
-> the height is entirely out & keeping
_ with the community/area which is
rostly low-vise ventrel builde identification amount space 1 and a handful & 14-15 flr. bldgs (condo's + bi3) have 4 then
and a handful & 14-15 flr. bldgs (condos + bis) here & then

V	The shadowing impact will put False Cleek
	in shadow for a good part of the day . +
Sill	bes well setting a precedent of justine "like" towers for
	resident south of Erroaditry
٧	What specific concerns do you have about this rezoning proposal?
1	V little infrastructure to support this size of building
١	re- schools, parks, Not IN plan
	- walkasility => sidewalls Francow
	- congestion treats + people; parking is already at
	a premium to the area + there is to sufficient pailing
	To the building
	- an isolated, mamouth building will change + have
	I've pact on the character of the neighbourhood.
	- Othar
	f 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.
1	Please note, while the names and addresses are not shared, any response to this proposal is deemed to be public information. The information is collected by the City of Vancouver under the authority of the Freedom of Information and Protection of Privacy Act. Questions about this may be directed to the Director, Access to Information at 453 West 12th Avenue, Vancouver, British Columbia, VSY 1V4 or via
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اطلاعات مهم نطفا درخواست كديد اين اطلاعات را براى شعا ترجمه كنند



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

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

	Name	s.22(1)			
s.22(1) Address:	Name			ostal Code:	1/57 1X
E-mail Address:s.22(1)				ostar code	132 17
Add to Notification List:   Mailing addre	ss 🛛 E-m	ail Address			
The City of Vancouver has received an app Broadway) from CD-1 (708) (Comprehensive					
The proposal is for a 28-storey mixed-use be a total of 248 secured rental units (53 un			IRHPP units)	į	
<ul> <li>commercial uses at grade;</li> <li>a total floor space ratio (FSR) of 10.52;</li> </ul>					
<ul> <li>a total floor area of 18,335 sq. m (197,35)</li> </ul>	59 sq. ft.);				
<ul> <li>a maximum height of 84.25 m (276.40 ft.</li> </ul>	.); and				
<ul> <li>187 underground parking stalls and 438 b</li> </ul>	ike spaces.				
This rezoning application is being consider	ear mealest and	. 111	Income Day	tal Ususina Di	lat Dragram
This rezorning application is being consider	ed under the	Moderate	mcome kem	at Housing Fil	ot Frogram.
What are your general thoughts about this	rezoning pro	oposal?			
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at specific concerns do you have about this rezoning proposal?	
at specific concerns do you have about this rezoning proposat.	

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重要資訊 結找人為你超譯 重要資訊 请找人为你超详

MAHALAGANG KAALAMAN Mangyaring isalin ito बचुची माञ्चलाची लिवधा तवले दिसे देखें दिस रा पुरसंग तवराचि TINTÚCQUANTRONG Xin hãy dịch sang tiếng Việt

INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca

중요점보 번역해주세요

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



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

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

Address:  S.22(1)  E-mail Address:  Add to Notification List:   Mailing address  E-mail Address  The City of Vancouver has received an application to rezone 2538 Bis Broadway) from CD-1 (708) (Comprehensive Development) to CD-1 (Comprehensive Dev	Postal Code: 16+13 (c)
The City of Vancouver has received an application to rezone 2538 Bi Broadway) from CD-1 (708) (Comprehensive Development) to CD-1 (Compreh	rch Street (formerly 1296 West
Broadway) from CD-1 (708) (Comprehensive Development) to CD-1 (Com	rch Street (formerly 1296 West
• a total of 248 secured rental units (53 units are designated as MIRI	
	UPD unitals
	app units);
• a total floor space ratio (FSR) of 10.52;	
<ul> <li>a total floor area of 18,335 sq. m (197,359 sq. ft.);</li> <li>a maximum height of 84.25 m (276.40 ft.); and</li> </ul>	
187 underground parking stalls and 438 bike spaces.	
This rezoning application is being considered under the Moderate Inc	

O T stories fits with current level of buildings

IN the awa

All single family homes destroyed to make rown

for A increased housing - all oke but why

build so hish?

O All for we tail but we wood more morbed rates

100-10 of building - money gods for developed

O where are the pools?

0 loss of feeling of community - Farview S/g	2E1
0 loss of light - do not agree will shaded areas	
shown on diesrams,	<b>-</b>
people to meet of- places to	- 1
What specific concerns do you have about this rezoning proposal?	
O I feel that we are not being topened too	
Alle mercel vertal units - whi? is	₹72
the Broadway conider not being treated little.	
MAIN/ CAMBIE treats - no historises on nour stre	ef
merching up Broading towards He University	25
BC BC Broadity towards To UNIVESTY	-
	=

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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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MAHALAGANG KAALAMAN Mongyaring isalin do ਜ਼ਰੂਰੀ ਜਾਣਕਾਰੀ ਇਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੇ ਇਸ ਦਾ ਉਲਬਾ ਕਰਵਾਓ TINTŰCQUANTRONG Xin hay dich sang tiếng Việt

INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca 중요정보 번역해주세요

اطلاعات مهم لطفا در خواست كابد اين اطلاعات را براى شما ترجمه كاند

City of Vancouver

Planning, Urban Design & Sustainability 453 West 12th Avenue

Vancouver, BC V5Y 1V4

VILPAAR



s.22(1)

## **COMMENT SHEET**

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

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

Name:

Address: Postal Code: Volume Postal Code:
E-mail Address:
Add to Notification List:   Mailing address   E-mail Address
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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.
That are your general thoughts about this rezoning proposal?  I proved 16 Storey Building  NOT APPOVE 28 Storey, not condusive for  noly living with children.  noed neighbour hoods with 3-4-6 Storey
lungs.
is does not make a community. People
rek in a box many gloors up.
a abetto in the fiture.
unallordable.
ity Hall has lost the plot.
Additional amount of the Partie of the Parti

	MINORORE
at 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



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

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

	s.22(1)		Name:	
Address		de la companya della companya della companya de la companya della	rancoun	BC Postal Code: V6L2m2
	Address:			
Add to	Notification List: E	I Mailing addre	ess   E-mail Address	
				B Birch Street (formerly 1296 West 1(Comprehensive Development).
• a tota	State of the state	ntal units (53 un	building that includes: nits are designated as M	MRHPP units);
	al floor area of 18,3	the state of the state of		
100000000000000000000000000000000000000	ximum height of 84.3 Inderground parking			
				January Bankal Harrison Billat Busanan
This re.	zoning application is	being consider	ed under the <i>moderate</i>	Income Rental Housing Pilot Program.
Whata	ro vous gonoral thou	abte about this	rozonina proposal?	
vinat a	re your general thou		28 - STotay	building
	3-11-11		~ /	
-		s.22(1)		
-				s.22(1)
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	MIFUUU
TEVES MEMBERS	
at specific concerns do you have about this rezoning proposal?	
at specific concerns do you have about this rezonning proposat:	

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

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

	22(1)	Name:	
Address:	s.22(1)		_ Postal Code: V6H1C4
	s.22(1)		
E-mail Addres			
Add to Notific	cation List:   Mailing a	address	SS
The City of V	ancouver has received an	n application to rezone 25	38 Birch Street (formerly 1296 West
Broadway) fro	om CD-1 (708) (Comprehe	ensive Development) to CI	D-1(Comprehensive Development).
The proposal	is for a 28-storey mixed-	use building that includes	*
The proposur	The state of the s		
The second second		53 units are designated as	
<ul><li>a total of 2</li><li>commercial</li></ul>	48 secured rental units (5 uses at grade;	53 units are designated as	
<ul><li>a total of 2</li><li>commercial</li><li>a total floo</li></ul>	48 secured rental units (5 uses at grade; r space ratio (FSR) of 10.	53 units are designated as .52;	
<ul><li>a total of 2</li><li>commercial</li><li>a total floo</li><li>a total floo</li></ul>	48 secured rental units (5 uses at grade; r space ratio (FSR) of 10. r area of 18,335 sq. m (19	53 units are designated as 52; 97,359 sq. ft.);	
<ul> <li>a total of 2</li> <li>commercial</li> <li>a total floo</li> <li>a total floo</li> <li>a maximum</li> </ul>	48 secured rental units (5 uses at grade; r space ratio (FSR) of 10. r area of 18,335 sq. m (1 height of 84.25 m (276.4	53 units are designated as .52; 97,359 sq. ft.); 40 ft.); and	
<ul><li>a total of 2</li><li>commercial</li><li>a total floo</li><li>a total floo</li><li>a maximum</li></ul>	48 secured rental units (5 uses at grade; r space ratio (FSR) of 10. r area of 18,335 sq. m (19	53 units are designated as .52; 97,359 sq. ft.); 40 ft.); and	

THE PROPOSED HEIGHT IS NOT CONDUCIVE TO THE AREA AND

MEIGHBORHOOD. I SEE VANCOUVER HOUSE FROM MY HOME AND

IT LOOKS RIDICULOUS IN THE SKYLINE. THERE ARE NO

BUFFERING BUILDINGS BESIDEIT AND IT STICKS OUT LIKE A SOLE

THUMB. THUS BUILDING WILL DO EXACTLY THE SAME

THING ON THE OTHER SIDE OF THE WATER! VANCOUVERS

HISTORY, CHARM & CHARACTER DIRECTLY INVOLUED 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 KICKBAKK

THE CITY GIVES FOR "RENTAL HOUSING" - HOW MUCH IS

THAT? ?.

What specific concerns do you have about this rezoning proposal?

THES' BUILDING YOU ARUADOUS NOT WANT OR NEED DEVELOPERS THAT APRECEDENT FOR CONTINUE TO DEVELOP HIGHER AND HIGHER NO MATTER WHORE. HERE MEEDS TO BE OF CLEAR VISION FOR VANCOUVER'S THIS IS NOT IT. THE BUSINESS SICYLINE AND CORRIDORS AND Acon6 BROADWAY ALSO DOES NOT SUPPORT IT. PO PHARMACY SORES NO GROWERY STOREC NO VEGGIE STORES. YOU CAN'T WALK OUT THE DOOR + GETWHAT YOU NEED.

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

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

Website: vancouver.ca/rezapps

Contact: Sarah Crowley and Marcel Gelein, Rezoning

**Planners** 

E-mail: 2538Birch@vancouver.ca

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INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca

중요점보 번역배후세요 اطلاعات مهم لطفا در خواست کلید این اطلاعات را بر این شما ترجمه کلند City of Vancouver

Planning, Urban Design & Sustainability

453 West 12th Avenue Vancouver, BC V5Y 1V4



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

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

	s.22(1)
Name:	
s.22(1) Address:	_ Postal Code: V6 # 1 Bd
s.22(1)	
Add to Notification List:   Mailing address   E-mail	Address
he City of Vancouver has received an application to rezo broadway) from CD-1 (708) (Comprehensive Development	
Broadway) from CD-1 (708) (Comprehensive Development	to CD-1 (Comprehensive Development).
the proposal is for a 20 storey mixed use building that in	dividue.
The proposal is for a 28-storey mixed-use building that in a total of 248 secured rental units (53 units are designa	
commercial uses at grade;	ted as mikhir units),
commercial ases at grade,	
a total floor space ratio (FSR) of 10.52:	
a total floor space ratio (FSR) of 10.52; a total floor area of 18,335 sq. m (197,359 sq. ft.);	
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	

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 basy
intersection is unhealthy, and having so place to play except on the 28th floor is out rageoned! I an a \$22(1)
play except on the 28th floor is outrageous! I an
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 low-income

jamili	es.						-
2) The	28-story	proposal	in	wors	10	this	Amale
Corner	. 16-	proposal 12 stories	w	ned I	ie,	more	n
los ac	cestable	but not	28	1			

What specific concerns do you have about this rezoning proposal?

O alt is not part of the Broadway Plan: the

mayor just wents to " get going with this growth

thing!" = no real concern for low-income people.

O alt will set a very bad upre cede to puts serious

in our area living in low or mid-rise rentals,

at risk, they are very worried.

O alt is of low- esthetic appeal and will not

enhance the neighbour hourd where the away height

is It stories. Do smaller, better planned projects!

we support social housing but not this way.

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

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Website: vancouver.ca/rezapps

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E-mail: 2538Birch@vancouver.ca

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



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

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

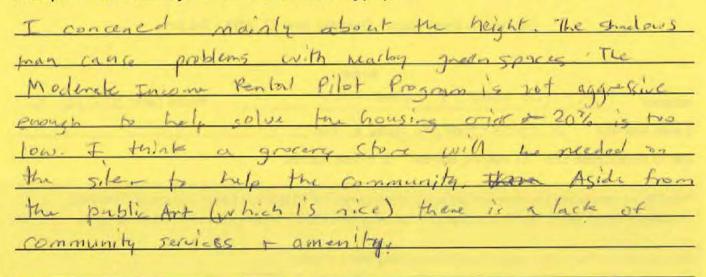
s.22(1)	Name:	
Address:	VANCOUVER	Postal Code: VEELE
E-mail Address: s.22(1)		
Add to Notification List:   M	ailing address 🔯 E-mail Address	
The City of Vancouver has rece	ived an application to rezone 2538 Bir	rch Street (formerly 1296 West
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The proposal is for a 28-storey	mixed-use building that includes:	
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a total floor area of 18,335 so	լ. m (197,359 sq. ft.);	
a maximum height of 84.25 m	(276.40 ft.); and	
<ul> <li>187 underground parking stall</li> </ul>	ls and 438 bike spaces.	
	ng considered under the Moderate Inc	come Rental Housing Pilot Program.

What are your general thoughts about this rezoning proposal?

I think that the pilot program is not aggressive crough
The 20% is too low to stimulate property you with for normal
citizens 53 water is be small. I like the stepping mass
of the site. I wish that the art piece was more
incorporate into project. I seems to be placed right or
the gide. The height is a little to excessive 28 choings
may cause shorton publisher with parks and neighbouring property
green spaces of do not have a publish wither the total
FSR The Hour place should expand by 7500 but
decreace the # of storeys & bike path will definitely

If the office was a commonity amenity !!	be	needed	for	the	bike	traffic	trat	the	site	expeck,
this project would really help its neighbors										

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 <u>August 8, 2019</u>, 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

	s.22(1)	
Address: s.22(1)	Vancouver	Postal Code: V b S 1 A 9
E-mail Address:s.22(1)		
Add to Notification List:	☐ E-mail Address	
The City of Vancouver has received an applicat Broadway) from CD-1 (708) (Comprehensive De		
broadway, from eb 1 (100) (comprehensive be	recopiliancy to ob Troompi	character per exception ()
The proposal is for a 28-storey mixed-use build		in.s.
<ul> <li>a total of 248 secured rental units (53 units a</li> <li>commercial uses at grade;</li> </ul>	re designated as MIKHPP u	nits);
a total floor space ratio (FSR) of 10.52;		
• a total floor area of 18,335 sq. m (197,359 sc	NO THE WAR	
a maximum height of 84.25 m (276.40 ft.); at the second days billion at the second days below the s		
187 underground parking stalls and 438 bike :	spaces.	
This rezoning application is being considered u	nder the Moderate Income	Rental Housing Pilot Program.
What are your general thoughts about this rezo		
His a tasteful project	but it is out of	scale with
the neighbourhood.	it would work	well at
the neighbourhood.  18 storeys. It is also	ctill luxury he	ding, not
affordulate housing fren	tul).	
It needs a neighbourho	rad (communit	x) plan
Ato be inform	ued by	
Places unnecessary st	vess on the u	eighbourhood.

		are in the second	-5.90		100			
t specific conce	ns do you	have about	this rezo	oning prop	osal?			
His height		28 sto	veus i	s too	high f	or this	noighb	outhor
		scale			a)			
it is also				rente	I hous	ing.		
							place	
It needs Places n	10 We	111,01	5	Y	LI VOCA	- Committee		
Places n	ineces	sary .	stress	ou	the 1	reighbo	ur hoo b.	
		- 4				,		

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**Planners** 

E-mail: 2538Birch@vancouver.ca

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MANALAGANG KAALAMAN Mangyaring isalin ito uggil নাজ্যাবী বিষয়ে কর্মে বিমা কর্মি হিমা ক ব্যুস্থা করকারি TINTÜCQUANTRONG Xin häy dich sang tiếng Việt INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca

증요점보 인역해주세요 اطلاعات مهم لطفا در خواست كليد اين اطلاعات را براى شما ترجمه كنند City of Vancouver Planning, Urban Design & Sustainability

453 West 12th Avenue Vancouver, BC V5Y 1V4 West Vancouver Postal Code: V6H 1K3



s.22(1)

s.22(1)

Address:

# **COMMENT SHEET**

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

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

Name:

s.22(1)

E-mail Address:	
Add to Notification List	t: Mailing address DE-mail Address
	has received an application to rezone 2538 Birch Street (formerly 1296 West (708) (Comprehensive Development) to CD-1 (Comprehensive Development).
The proposal is for a 28	8-storey mixed-use building that includes:
	d rental units (53 units are designated as MIRHPP units);
<ul> <li>commercial uses at g</li> </ul>	
<ul> <li>a total floor space ra</li> </ul>	
	18,335 sq. m (197,359 sq. ft.);
	f 84.25 m (276.40 ft.); and
• 187 underground par	king stalls and 438 bike spaces.
This rezoning applicati	ion is being considered under the Moderate Income Rental Housing Pilot Program.
What are your general	thoughts about this rezoning proposal?
I am atron	gly against of 28- stopey building.
Breadway	will lose its character for the Istrat
with full	of sushing, I do not want tale tow
like on	metrotown like envisionment (living
space),	

	BEVUIDO
t specific concerns do you have about this rezonin	g proposal?
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For more information or to submit comments regarding this proposal online or by mail:

Website: vancouver.ca/rezapps

Contact: Sarah Crowley and Marcel Gelein, Rezoning

**Planners** 

E-mail: 2538Birch@vancouver.ca

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

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INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca

중요정보 번역배주세요

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# **COMMENT SHEET**

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

s.22(1)	Name: s.22(1)
	Postal Code: V6HIK3
E-mail Address:	is the test temporaries and alternation
Add to Notification List:   Mailing a	
The City of Vancouver has received a	n application to rezone 2538 Birch Street (formerly 1296 West ensive Development) to CD-1 (Comprehensive Development).
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The proposal is for a 28-storey mixed	53 units are designated as MIRHPP units);
<ul> <li>commercial uses at grade;</li> </ul>	33 units are designated as military units),
a total floor space ratio (FSR) of 10.	.52;
a total floor area of 18,335 sq. m (1	97,359 sq. ft.);
a maximum height of 84.25 m (276.	
<ul> <li>187 underground parking stalls and</li> </ul>	438 bike spaces.
What are your general thoughts about	t this rezoning proposal? se the rezoning of this application.
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	height and density without any community
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plan This project is in a This project is accommodated the needs of the Please respect the	direct conflict with the Broadway Planning Proceptable at 16 Floors, NOT 28 Floors. iven by greed and does not take into account

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 IMH
Community to sopport this project. Very chaermanaea 1 mile
allow time to incorporate your comments in the application process.  Please note, while the names and addresses are not shared, any response to this proposal is deemed to be public information. The information is collected by the City of Vancouver under the authority of the Freedom of Information and Protection of Privacy Act. Questions about this may be directed to the Director, Access to Information at 453 West 12th Avenue, Vancouver, British Columbia, VSY 1V4 or via
telephone at 604-873-7999.
For more information or to submit comments regarding this proposal online or by mail:
Website: , vancouver.ca/rezapps
Contact: Sarah Crowley and Marcel Gelein, Rezoning City of Vancouver Planners Planning, Urban Design & Sustainability
E-mail: 2538Birch@vancouver.ca 453 West 12th Avenue
### Wancouver, BC V5Y 1V4 ####################################
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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) Address:	Postal Code: <u>V4L1P3</u>
E-mail Address:s.22(1)	
Add to Notification List:   Mailing address   E-mai	il Address
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• 187 underground parking stalls and 438 bike spaces.	The second secon
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This rezoning application is being considered under the	moderate income Rental Housing Phot Program.
What are your general thoughts about this rezoning prop	nosal?
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what is the problem.	
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s 22(1)

# **COMMENT SHEET**

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

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

Name: s.22(1)

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;	Address:	Postal Code: V6H 7 13
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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: Postal	Code: VER JB8
E-mail Address: s.22(1)	
Add to Notification List: ☑ Mailing address ☐ E-mail Address	
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	2 0// 4 0
This rezoning application is being considered under the Moderate Income Rental Ho	using Pilot Program.
What are your general thoughts about this rezoning proposal?	
generally I find mere are a lot of	cufamation
provided and prepared by developer	· ·
Lowever & Drich The unit sizes	
- small for one and I bedrooms.	U
and my question is "how is the M	I BAPPR rate
is cet for deferent size of one be	droom a
two bedrooms?	
The details. Thanks	Caplains
The details, onanks	

		NAME OF TAXABLE PARTY.
		NET TO COMMY
-	THE STREET STREET	NO. OL
What specif	ic concerns do you have about this rezoning propos	al?
	e size of unto are just	too small.
	v v	
	your comment sheet home, we request that you to incorporate your comments in the application	
public info Freedom of Director, A	e, while the names and addresses are not shared, a mation. The information is collected by the City of Information and Protection of Privacy Act. Questiccess to Information at 453 West 12th Avenue, Van at 604-873-7999.	f Vancouver under the authority of the ons about this may be directed to the
For more in	nformation or to submit comments regarding this p	roposal online or by mail:
Website:	vancouver.ca/rezapps	
Contact:	Sarah Crowley and Marcel Gelein, Rezoning Planners E-mail: 2538Birch@vancouver.ca	City of Vancouver Planning, Urban Design & Sustainability 453 West 12th Avenue
	IMPORTANT INFORMATION Please have this translated RENSEIGNEMENTS IMPORTANTS. Prière de les faire traduire 重要資訊 請找人為停翻導 重要資訊 請找人為停翻導	Vancouver, BC V5Y 1V4
	MAHALAGANG KAALAMAN Mengyaring isalin ito uggil ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲਬਾ ਕਰਵਾਓ TINTÜCQUANTRONG Xin hay dich sang siéng Việt INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca 중요정보 변역해주세요	

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



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

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

Name:	
Address: s.22(1)	Postal Code: V655E7
E-mail Address:	
Add to Notification List: A Mailing address E-mail Add	ress
The City of Vancouver has received an application to rezone 2 Broadway) from CD-1 (708) (Comprehensive Development) to	
The proposal is for a 28-storey mixed-use building that includ	es:
• a total of 248 secured rental units (53 units are designated	as MIRHPP units);
<ul> <li>commercial uses at grade;</li> <li>a total floor space ratio (FSR) of 10.52;</li> </ul>	
• a total floor area of 18,335 sq. m (197,359 sq. ft.);	
<ul> <li>a maximum height of 84.25 m (276.40 ft.); and</li> </ul>	
187 underground parking stalls and 438 bike spaces.	
This rezoning application is being considered under the Model	rate Income Rental Housing Pilot Program
This regarding approaches to being considered under the mean	ate medical risasing i nati i regiam
What are your general thoughts about this rezoning proposal?	
-Building har too High, will create p	rece offir the other developers
- Creates significants HADOWING all the	e way to seawall in winter
- bensity creep is Very Fast, IMPACT	
15 Quite severe. The eleunge is ex	
In comfort. THE transit line Be	
1 takes very little density Before pe	ople avoid an area + 90
extrag elsewitere (McNotown as	example, CAMBIC/Broadway)
- Rental 100 WAS what we at to R	
- New trans is Commercial strata al	

Accessione excessive Height at cost of Liversing

over

Now Blogs an adding idea of Leases Horeing suites - too many
ichas crammad into Paulding which Becomes too High, 1in4
residents our projected to Be seniors who can't get Down High Floors
During fire Drives, or Downed elevators.
- the cost of maintaining tall Bidgs Quickly but strups the income what specific concerns do you have about this rezoning proposal? Ethat is with so many failed in past. Not maintaineable
What specific concerns do you have about this rezoning proposal? What is with so many faced
A IN PAST. Not maintainersle
- Rezoning Nor Appropriate to that Height /- 12-16 Floors
15 More Reasonuble & It's FLAT EAST OF CAMPBIE -
make Belter use of Making Room program hirst + pot
rentals in Livable communities. THE Transit Line was to
Bring people in from ends of the Line, the center
SHOULD not Become sacrified + intrable. Too much
PEUPLE WILL AIRBNB these For propert) - this all reduces attación
Business is at storice (lease rents, Home rents, Speculation,  PEUPLE WILL AIR BINB these for profit) - this our reduces attation access to the services that we weed a Keep Height's modest.
If you take your comment sheet home, we request that you submit it to City staff by August 8, 2019, to

Please note, while the names and addresses are not shared, any response to this proposal is deemed to be public information. The information is collected by the City of Vancouver under the authority of the Freedom of Information and Protection of Privacy Act. Questions about this may be directed to the Director, Access to Information at 453 West 12th Avenue, Vancouver, British Columbia, VSY 1V4 or via telephone at 604-873-7999.

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

Website: vancouver.ca/rezapps

Contact: Sarah Crowley and Marcel Gelein, Rezoning

**Planners** 

E-mail: 2538Birch@vancouver.ca

IMPORTANT INFORMATION Please have this translated RENSEIGNEMENTS IMPORTANTS Priere de les faire traduire 重要資訊 请找人为你福重 重要資訊 请找人为你福单 MAHALAGANG KAALAMAN Mengyaring iselfuite 대명에 ਜਾਣਕਾਰੀ ਜਿਹਾਦ ਕਦਕ ਜਿਸੇ ਕਲੇ ਇਸ ਦਾ ਉਲਜਾ ਕਰਵਾਓ TINTOCQUANTRONC Xinhay dich sang tiếng Việt INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca 중요정보 번역해주세요

اطلاعات مهم لطفا درخواست كنيد ابن اطلاعات وابراي شما ترجمه كاند



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

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

s.22(1)

e 22(1)	Name:			7/02 7 7 7
s.22(1) Address:			Postal Code:	264169
-mail Address:				1
Add to Notification List: Maili	ng address 🗆 E-mail A	ddress		
The City of Vancouver has receive Broadway) from CD-1 (708) (Comp				
The proposal is for a 28-storey mix	ked-use building that incl	udes:		
a total of 248 secured rental uni	ts (53 units are designate	ed as MIRHPP u	inits);	
commercial uses at grade;	ora (A)			
• a total floor space ratio (FSR) of				
a total floor area of 18,335 sq. n				
a maximum height of 84.25 m (2				
<ul> <li>187 underground parking stalls a</li> </ul>	ind 430 bike spaces.			
This rezoning application is being	considered under the Mod	derate Income	Rental Housing	Pilot Program.
What are your general thoughts at  ABSULUTY  AV CONDO	Sout this rezoning proposed of 275  Sincz  No Ivo	al? Zvo 141 22(1)	7434	LANGE WILL B.
/				
				<del></del>

JISWELL JISWELL
What specific concerns do you have about this rezoning proposal?
60 BACK TO THE ORIGINAL 1671
THAT THE PALLEST BUILDING ON BRO
270 CHORY CITY (127 THEY BUILD 7
9RIC /
If you take your comment sheet home, we request that you submit it to City staff by <u>August 8, 2019</u> , allow time to incorporate your comments in the application process.
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**Planners** 

E-mail: 2538Birch@vancouver.ca

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중요정보 번역세주세요 اطلاعات مهم لطفا در خواست كديد اين اطلاعات را براى شما ترجمه كلك City of Vancouver



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

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

	s.22(1)
s.22(1)	Name:
Address:	Postal Code: V6H 1B3
s.22(1) E-mail Address:	THE PART OF THE PA
Add to Notification List:   Mailing address	s D E-mail Address
The City of Vancouver has received an applic	cation to rezone 2538 Birch Street (formerly 1296 West
	Development) to CD-1 (Comprehensive Development).
	il dies that is alredon
The proposal is for a 28-storey mixed-use but a total of 248 secured rental units (53 unit	
commercial uses at grade;	3 are designated as Mintin F diffus),
a total floor space ratio (FSR) of 10.52;	
The second secon	9 sq. ft.);
<ul> <li>a total floor space ratio (FSR) of 10.52;</li> <li>a total floor area of 18,335 sq. m (197,359)</li> <li>a maximum height of 84.25 m (276.40 ft.);</li> </ul>	
a total floor area of 18,335 sq. m (197,359	; and

What are your general thoughts about this rezoning proposal?

1 25 floors will set a precedent for ever ligher condo

bruildirop in future > ruino sight lines, creates stariels

atreet fife

2) If It floors was approved (all rentold) why slid it change

to 28 -> 20% assistes heaves 80% it market walness which

is just a cash grab for developers

3) If it fronting aperitor slevelope y his way

we will lose existing street gulter to lesse mountain

views

	What specific concerns do you have about this rezoning proposal?
1)	Law strongly apposed to the change from the approved 14 flow to the proposed 28 floor free posed
	appeared 19 loss to the proposed 28 floor from
0	This, Maporared will create a paragrecedent for a
	Itis, if apported will create a passprecedent for a light town cords building frenzy along the Breakway
	coloridor, and existing long term businesses in 23
	flow buildings will be faced out wither live
	flow building will be faced out (wither live to kop increase or bry-out by developers) and we will be lose ony typiof street culture > chair outlet
	will be lose any transfatreet culture > chain outlet
	o' ) are storile!

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MAHALAGANG KAALAMAN Mangyaring isalinito ਜ਼ਰੂਰੀ ਜਾਣਕਾਰੀ ਕਿਵਮਾਂ ਕਰਕੇ ਇਸੇ ਕੋਲੇ ਇਸ ਦਾ ਉਲਵਾ ਕਰਵਾਓ TINTŰCQUANTRONG Kinhāy dich sang tiếng Việt

INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca

중요정보 반역배주세요

اطلاعات مهم لطفا درخراست كنيد اين اطلاعات را براى شما درجمه كنند

City of Vancouver

Planning, Urban Design & Sustainability

453 West 12th Avenue Vancouver, BC V5Y 1V4