

COMMENT SHEET

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

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

s.22(1)

Name: _____

s.22(1)

Address: _____ Postal Code: _____

E-mail Address: _____

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

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

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

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

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

What are your general thoughts about this rezoning proposal?

This is a rental project and it's much needed in Vancouver. This is near a future SkyTrain station, everything around there will be developed. This will be a small building in a few years, get rentals in market.

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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समूची माहिती विनाय कोसे किसे हिम स विनाय कोसे
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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?

W.A.A.A - Y TOO BIG

What specific concerns do you have about this rezoning proposal?

HIGH!!

S/B NO MORE THAN 12 STORIES MAX

SEE VGH + LAUREL PLACE

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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?

Fantastic lots of rental, on transit line and
future underground line, large units for families
and some less than market rents
"Win, win, win!"

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?

A 28 storey building is not conducive to the area / community of Birch + Broadway. No matter how it is presented it will change the face of the skyline of this area and be an eyesore, very much like Vancouver house is downtown. 16 floors is reasonable and whilst it is still a tall building in this neighbour it would not be as detrimental as 28 floors.

It appears to be a ego project and not one for the good of the city & community. Whilst we agree that we need more affordable rental housing the salary a leap from 16 to 28 is not acceptable.

What specific concerns do you have about this rezoning proposal?

The area does not need nor want a building of this size. If this one is approved it will set a precedent for other buildings of this size.

There needs to be more thought put into the needs of this community area as currently there are no grocery stores, essential stores.

It appears that there is a kick back to the developer that is not transparent.

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.

Which as a tax payer is very concerning.

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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 the rezoning proposal for the 28-storey building should be refused, as it sets a precedent for other skyscrapers to be included in a neighbourhood that will have its character ruined by the presence of skyscrapers. Rather, the original 16-storey building proposal should be approved as it allows for increased density without having a negative impact on the neighbourhood. Skyscrapers have a place downtown as it fits the downtown character, while adding skyscrapers (i.e. the proposed 28-storey building) will allow for the eradication of the unique nature and character of this neighbourhood.

At this time, there should not be any proposals accepted for skyscrapers in this neighbourhood, until the Broadway Planning process allows the city to have a long-term plan and a vision to guide which buildings should be approved or denied.

What specific concerns do you have about this rezoning proposal?

• This proposal would create a precedent for more skyscrapers without there being a community plan to guide the long-term impact, because it conflicts with the Broadway Planning program. This proposal, and any other impending ~~prosal~~ proposals for skyscrapers along Broadway, should be put on hold, or denied, at this time, until all the research and community consultation for the Broadway Plan is complete. The 28-storey building will place unplanned ~~stress~~ stress on the neighbourhood, as there is not yet a long-term plan in place to accommodate the needs it will add regarding utilities, schools, transportation, services, etc.

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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?

We are all in favour of an all rental building, especially one that dedicates a good portion to low income families. A 16 story building is adequate, and fits in with the skyline. You can still provide low-rental housing in a mid-rise building.

The City is currently doing a Broadway plan study. It makes no sense to approve such a high building until this plan has been completed. I'm not in favour of 28 floors.

Bring mid-rise/low density ^{buildings} to the corridor, and
future sky train extension -
AND RENTAL

What specific concerns do you have about this rezoning proposal?

This building is too tall and does not fit
within other buildings in the area. UGH is an
exception as it is the medical hub of the Lower
Mainland.

I would also oppose an office tower 28 stories tall
in the area.

Don't make it all about the \$ for the developer.

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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 is totally profit-oriented. That
22% for MIRHPP doesn't cut it. If the City
is truly concerned about low-income families then
it should find a way to make this high^{rise} building
for 100% low income renters.

I cannot and will not support the construction
of such a high building to make the day of
the developers, and make no difference for low income
families. 22% is not enough.

What specific concerns do you have about this rezoning proposal?

A high rise in this area will ~~break the neighbourhood's~~
~~character~~ not serve the neighbourhood but ^{the} investors. ~~Also it would be~~

It would change the look and feel of the area in a detrimental way.

Don't sell the city to the highest bidder!

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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?

Very supportive, would like to see projects like this one rolling out
across the city as fast as possible.

What specific concerns do you have about this rezoning proposal?

The process will slow down the opening of the building.
The length of the rezoning will disengage other projects like this one.

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

What are your general thoughts about this rezoning proposal?

Overall I support this project as
we need to densify the area to provide
high levels of housing for all kinds
of owners/renters.

What specific concerns do you have about this rezoning proposal?

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COMMENT SHEET

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

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6H 2S2

E-mail Address: _____

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

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

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

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

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

What are your general thoughts about this rezoning proposal?

As a 25 yr + renter (I've lived in the same s.22(1) approx s.22(1) from this development site), I welcome new buildings for other renters (as long as existing tenants are not displaced) and appreciate the city's considerable attempt to address the housing crisis. However, I think the rezoning applicable for 28 stories at this site is a cash grab to be honest, and completely incongruous with the community. I would whole heartedly support the original 16 story application, as this is more in line w/ existing towers along Broadway. I fear the loss of "character" and potential for similar developments that would erode this neighbourhood's wonderful livability + sense of community.

What specific concerns do you have about this rezoning proposal?

- (1) Building height is very concerning. It is not consistent with the neighbourhood/community and seems very cold/imposing. If this 28 ft. height is approved, what precedent is set for the rest of the Broadway corridor and the adjacent streets? I'm concerned (very) that my landlord would be more motivated to sell our property to a developer since land values in this area will skyrocket further if this project is given the green light.
- (2) Concerned we are losing our sunlight ~~resources~~ as these buildings cast long shadows over our gardens + homes and block natural light. Large structures create wind tunnels as well - fine for downtown if you choose to live there.

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

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Website: vancouver.ca/rezapps

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

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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: 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?

Very concerned about precedent & legit planning
 * building a "wall" that cuts off light to Fairview and False Creek
 * Build density on North South routes
 (eg Granville, Oak, Cambie, Arbutus)
 * A wall sets off an arms race that
 will cut light as far as Yaletown!
 * Keep Broadway at 17 floors. This density
 is barely used now!

What specific concerns do you have about this rezoning proposal?

The building light/shadow study shows an existing problem with shade that will need to be addressed by planning

If the city were to designate light corridors, it seems that Birch St is an important corridor as this is a high point on Broadway.

This may be the right building for Vancouver, but it needs/demands a better location.

↳ the city should help the developer find a new location and build a community park etc.

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E-mail: 2538Birch@vancouver.ca

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

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

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

- ① It is my belief that this project is too large for the site and the surrounding already developed properties. The shadows that will be cast will interfere with the sunlight that we now receive on 7th Ave & Birch St. It is my understanding that the building will be taller than specified because the service floors at the top of the building are not included in the drawings/plans. To build such a large building on this corner will have a deleterious effect on the neighbourhood.
- ② Parking in the area is impossible at present - and

will only get worse.

The planning for the transit corridor on Broadway west should also be on the table and coordinated with development

What specific concerns do you have about this rezoning proposal?

It is out-of-line with the general character of the neighbourhood. There are many close-knit communities in various parts of the city - and False Creek is one of them - developers with many \$\$\$'s to spend should not be allowed to destroy them.

One of the concerns of CITY COUNCIL should be to protect these precious spaces, enhancing with care to the existing properties

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: _____ Postal Code: V5T 1T4

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 an excellent proposal. It is close to a future subway station and provides needed rental.
Rental vacancy rate is too low, projects like this need to be expedited.

What specific concerns do you have about this rezoning proposal?

- The process takes too long to get approval
- This should be allowed along all arterials and near rapid transit by zoning without requiring a spot rezoning

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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)

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Address: _____

s.22(1)

Postal Code: _____

V6H 1K7

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 love it. Currently that site is a huge hole in the ground. New building would bring in multiple demographics (an opportunity for a grocery store (please, please)!

I ~~love~~ love MIRHPP and I am really glad the city could work with the developer to bring in 53 much needed units. Wonderful. You have my full support.

With the subway coming in, developments like this are essential to ~~make~~ allow this city to flourish.

What specific concerns do you have about this rezoning proposal?

Absolutely none - only concerned that certain people will block this project for reasons based on the fear of change.

We need change in this city to make it more equitable for all.

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

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

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Postal Code:

V6H 0A2

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?

There is, and has been, a need for market rental housing and affordable housing. It is terribly unfortunate that City Hall has not addressed this issue over the last 2 decades. However, it is inappropriate to make one neighborhood suffer for the lack of action ~~and~~ taken. Look at the enormous condos in Downtown, Yaletown, Coal Harbour + the West End. And no affordable housing?!. This rezoning app. does not respect the neighborhood and is proceeding

Without the benefit of the forthcoming Broadway Plan.
Where is the context? It's an attractive looking
building - but at 28 floors it belongs somewhere else.

What specific concerns do you have about this rezoning proposal?

- ① No context for neighborhood - there is no 'Plan'
- ② Does not fit the character of the neighborhood
- ③ Is the tallest residential building ~~in~~ - the next closest is in Downtown.
- ④ The developer was approved at 16 - was that not enough?
Does 20% affordable housing translate to an additional 12 floors in high rent apartments?
- ⑤ What about parks and schools?

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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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- 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?

Terrible tragedy to start high buildings in
this low rise area.
What happens to the views behind the
28 floors
your rental prices are way out of date
as well!!

What specific concerns do you have about this rezoning proposal?

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

Co Op Housing
has solutions.

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

40 years
a resident.

s.22(1)

Name:

Address:

s.22(1)

Postal Code:

V6H 3 --

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?

Its about the height! (are we stupid?)
all the rest is a con.

Its about money. 16/28 floors. lots more \$.

Please do not sell us (resident ~ 40 years)
a precedent breaking first of many tall buildings
to follow on this one. Should this one built
Broadway is an amenity street. Most services
needed by the communities up and down the
Fair View Slope and south of Broadway
are provided there within walking distance.

we see the trends of very tall buildings
throughout Vancouver. 46% foreign owner-
ship and about 46% vacant. Nothing affordable
to middle and lower income people. And most

What specific concerns do you have about this rezoning proposal?

of them too small/ one bedroom units. Not what is
actually needed. Look at the demographics: who
needs housing? Couples, families et al. And not 17-28
floors up. These units are very tight. Is that a Queen bed
in these plans? Almost evil.

Why jettison successful neighborhoods to increase
the FSR, play to the tune of the development industry?
How many developers live in 925 sq ft. with their 3 kids?
This is about GREED. How can they sleep at night?
(they can't) To the Mayor: can you? You are selling out!

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TIN TÚC QUẢN TRỌNG Xin hãy dịch sang tiếng Việt
INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca
중요정보 번역해 주세요
اطلاعات مهم لطفاً ترجمه کنید این اطلاعات را برای شما ترجمه کنند

It's enough to believe well planned Communities
don't fit the new thinking at City Hall.

COMMENT SHEET

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

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

s.22(1)

Address: _____ Postal Code: _____

E-mail Address: _____

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

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

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

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

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

What are your general thoughts about this rezoning proposal?

- limit to 16 floors
- increase parking - visitors + residential
- existing neighbours, like us, DONOT WANT TO COMPLETE FOR PERMIT PARKING SPOTS.
- ~~DON'T~~ FORCE us out of our cars. WE HAVE OCCUPATIONS THAT REQUIRE THE USE OF VEHICLES.

What specific concerns do you have about this rezoning proposal?

- IF YOU WANT TO DENSIFY, BUILD 10-16 floor BUILDINGS ALONG BROADWAY, SPREAD OUT THE DENSITY.
- DON'T TURN FARVIEW SLOPES INTO A DOWNTOWN CONCRETE JUNGLE!!

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

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Website: vancouver.ca/rezapps

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

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COMMENT SHEET

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

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

Name: s.22(1)
Address: s.22(1) Postal Code: V6H 1B6
E-mail Address: _____
Add to Notification List: ☐ Mailing address ☐ E-mail Address DNC

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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?

Not a fan, I just moved to the area with my husband + baby and it's disappointing that this developer has applied to build the building to such a tall height. Its unnecessary and doesn't serve the community or bring anything to the table from a growth stand point.
I do Not Support the project.

What specific concerns do you have about this rezoning proposal?

- Precedent in Fairview: Allowing other developers to come in and build too-tall buildings
- ~~Impact~~ Accessibility: won't be affordable as millennials look to start and raise families
- ~~For~~ Honestly, this space should be used for commercial purposes as Vancouver needs that way more.

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COMMENT SHEET

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

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

Name: _____
Address: s.22(1) _____, Vancouver Postal Code: V6H 1B7
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?

- Are those 187 stalls enough? Will it be more difficult for my visitors to park on 7th or Birch?
- It's the tallest structure for many blocks. I'll get more shadow in winter.
- It looks like it belongs downtown, not here with 4 story apt buildings
- I'm not sure those small suites are affordable or liveable.

What specific concerns do you have about this rezoning proposal?

- height + shadow
- parking on W7 + Birch
- affordability is minimal

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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: _____ Postal Code: V6H 1N5

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 very tall building for the area!

This might further block the view of
the mountains for those of us on the
ground.

What specific concerns do you have about this rezoning proposal?

I am concerned that this first tall condo building will lead to even more tall buildings in this area. Is this going to be the first of ~~me~~ a new downtown area?

If people are asked to leave with 6 months warning if their ~~ret~~ income increases, will they be able to come back home if their income decreases? What if they suffer a loss of income?

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TIN TỨC QUAN TRỌNG: Xin hãy dịch sang tiếng Việt

INFORMACIÓN IMPORTANTE: Busque a alguien que le traduzca

중요정보: 번역해주세요

اطلاعات مهم: لطفاً ترجمه کنید این اطلاعات را برای شما ترجمه کنند

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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, BC Postal Code: V6H 1B4

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?

- The height, form, massing, use & density of the proposal conforms to ~~the applicable policy~~ applicable policy, and fits in well with the existing neighbourhood
- Glad to see more office & retail space added to the neighbourhood
- Excited to see more rental housing, especially the additional 53 MIRHPP units.
- The amenity areas look well designed, & I think they will be well used by residents
- Further rentals means more people can live in the city they already work or go to school in, which makes for a happier community & increased productivity

- The height density proposed makes total sense given it is next to VGH - Largest hospital & the Broadway business corridor - 2nd largest employer. Also quick bus / Skytrain ride away from downtown / UBC
- Height/Density completely ~~make~~ appropriate given Skytrain expansion of the proposal will be between 2 stations
- I would like to see more height/density along Broadway & the surrounding blocks
 - ↳ Helps support business & office in the area & surrounding neighbourhoods; Help reduce pressure on rental market.
- would be happy to see more rentals proposed under MIRT/PPs & for the program to be expanded in the city
- Given the bus line & future skytrain line, & accessibility of the bike network, I would like to see the amount of parking reduced
 - ↳ Add Car share instead

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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?

completely + strongly
- As a neighbouring resident I ~~strongly~~ support this application, the height, massing, density + general form - I feel this a far better fit for the community than previously approved building
- This is the perfect proposal given the proximity to Downtown, the Broadway Office District, VGH, current + future transit - I believe this proposal responds well to the current + future needs of the neighbourhood + city - I think the public art is great + shows the applicant + city's commitment to reconciliation

- I highly commend the applicant for offering half of the new homes under the MRHPs they will great for the city - I have no concerns about shadows as the proposal lines up well with existing buildings - I feel the public realm has been really well handled - Please approve this so my children can ~~enjoy~~ one day live in the area they grew up
- Given the density / height proposed at Oakridge + Gilmore, Metrotown, Brentwood, other Sky Trains I worry this proposal is too SMALL + should be taller to enable more people to live + ~~live~~ play where they work
- Given the central location + excellent transit services I would support for less vehicle parking

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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 proposal should be DENIED - The ~~planned~~ proposed Building
is much too tall. The same ~~same~~ secured rental could be
achieved with a less tall building if the developer
wants cutting to take less profit.

What specific concerns do you have about this rezoning proposal?

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E-mail Address: s.22(1)
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What are your general thoughts about this rezoning proposal?

I believe it is truly destroying the neighborhood. 28? Really!

Is the rent going to be \$3000? 4000? not affordable housing. making the developers make the \$\$\$, while the vancouverites suffer. I am only s.22(1) have lived here 27 years, all the neighborhood have changed so much for money for the rich

I lived in mt. Pleasant/Kits/Kerrisd
and fairview is home for years.
False Creek. The landlords and develop
are f'n us, \$

What specific concerns do you have about this rezoning proposal?

I am about progress, but you
need to remember your community
who actually made this city what
it is. Now developers, and \$\$\$
just don't cut it anymore.
Affordable housing/house housing -
cool if you super \$\$\$ No one will
be able to live here in Vancouver ever if you were
born in Vancouver. Where is the green space

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اطلاعات مهم لطفاً درخواست کنید این اطلاعات را برای شما ترجمه کنند

Absolutely against

ruining every neighbor in van for the rich

this building over 100%
Take care of your locals but don't ruin the city
people that grew up here need room for progress and sustainability

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:

Postal Code:

E-mail Address:

s.22(1)

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

The City of Vancouver has received an application to rezone 2538 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 appreciate your effort to create affordable housing but our city is turning into a city of impersonal tall high rises - communities are slowly being destroyed by it. Are there other options to consider that addresses the rent issue and create a community feel?

What specific concerns do you have about this rezoning proposal?

Loss of community feeling
Greater density
More traffic
Creating a precedent for more similar tall
or taller buildings

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

Website: vancouver.ca/rezapps

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

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

COMMENT SHEET

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

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

Name: s.22(1)

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

E-mail Address: s.22(1)

Add to Notification List: ☐ Mailing address ☒ 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 cannot imagine a building to be as large as this one! Is this in a start for Broadway is going to be filled with similar buildings? where will all the people come from?

What specific concerns do you have about this rezoning proposal?

It is a start for many buildings to be
added to this one! before will all
those people come from to fill the building.
Is this what we want Vancouver to
look like? what about homes that
want a garden, or rooms and areas
for their children?

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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 1B3

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 am not opposed to a mixed-use building at this location.

I AM opposed to a 28-storey building at this location.

Is it not financially feasible to build a 20-storey mixed-use building? (or some lesser height)

I am concerned that the Broadway Plan will long-term end up pushing all small family-owned businesses out because of increased taxes elevated by multiple, new highrises being built.

With a 248 unit building x avg 3 person families, can the area accommodate another ~750 more people and still maintain a community vibe?

I am concerned that the ground level businesses will end up with

yet more Starbucks, Pizzas, Hamburgers restaurants that exist
2-3 blocks away, i.e., repetition and not quality or family
I am concerned that the 28-storey will become the precedent in terms
of height, even tho I have been told differently, that area plans
will include multiple heights & variations in design, etc.

What specific concerns do you have about this rezoning proposal?

I am also concerned that "rezoning" requests from developers who
have purchased land prior to plans being put in place will end up getting
special privileges that are not necessarily compliant with the plans.
A 28-storey building will create shadows that are significantly
longer/wider than a 17 storey building.
I am concerned about a loss of community feeling in the area due
to added density. May be irrelevant but more density will allow
for more people but will likely also result in people moving away
to escape the denser outcome.

Thank-you for allowing me to express my opinion.

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

s.22(1)

Name:

s.22(1)

Address:

Postal Code:

V6Y 1C7

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?

Happy with 16 floors - understand
the need for rental units and
moderate income rentals.

NOT happy with 28 stories.

Too high, too many people

Does not fit into the neighborhood.

What specific concerns do you have about this rezoning proposal?

I do not believe that as a local resident my voice or opinion or concerns will be heard, addressed or count

I believe these decisions/plans/buildings are going to happen - despite what the local community 'wants' or asks for.

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COMMENT SHEET

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

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

Name: _____
Address: s.22(1) _____ Postal Code: V6J 2A8
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?

HOW CAN WE MOVE TOWARDS 40-50% AFFORDABLE RENTALS IN A NEW RENTAL BUILDING. HOW CAN WE GET THE FEDERAL GOVT TO REINSTATE THE TAX CREDIT REGIME RESPONSIBLE IN THE 70'S & 80'S FOR ALL THE 3 STORY WALKUPS. THE CREDITS MEANT LAWYERS, DOCTORS, ACCTS COULD SAVE ON TAXES WHILE BUILDING AFFORDABLE RENTALS.

BUILDING WILL HAVE HUGE SHADOWS TOWARDS FAIRVIEW SLOPES.

What specific concerns do you have about this rezoning proposal?

I HAVE SERIOUS CONCERNS THAT IT APPEARS THAT THE DEVELOPER IS "JUMPING THE QUEUE" - IF APPROVED THIS ESSENTIALLY NEGATES THE BOWAY PLANNING PROCESS AS THE NEW DEFAULT WILL BE 28 STORIES. THIS THREATENS THE LEGITIMACY / CREDIBILITY OF THE PLANNING PROCESS AT THE CITY. IT STILL APPEARS AS IF THE DEVELOPERS ARE RUNNING THE CITY. THIS DOESN'T WORK IN THE MIDDLE OF A MAJOR PLANNING PROCESS THAT SHOULD BE DRIVEN BY THE RESIDENTS OF THE CITY.

→ WHERE'S THE GREEN SPACE AROUND THE BLOKS?

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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 1C7

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?

We love our neighbourhood as is - but understand the need for affordable rental housing

We would not be excited but feel 12-14 floors would be acceptable in the area but NOT HAPPY with a building 28 floors high less than a block from our present townhome.

We have an ^{eclectic} community of high, moderate, and low income families - working professionals, retired residents etc - all living in our area - many who we've gotten to know easily - due to size of townhomes and restrictions in our area. We feel that →

buildings of this size discourage the type
of community we are presently experiencing.
Friends of ours moved to Fairview specifically
because Yaletown did not provide this.
I would hate to have this become the new
normal!

What specific concerns do you have about this rezoning proposal?

↑ above ↑

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Name: s.22(1)

Address: s.22(1)

Postal Code: V6H 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?

I submitted comments when I first heard about the ~~rezoning~~ rezoning application, and after viewing the material at the openhouse, still believe that 28 stories is too high for this area. I also think it is not appropriate to approve this application prior to the completion of the Broadway Corridor Planning process.

On a positive note, at the openhouse I learned that the tower was not a 28 storey generic steel, concrete & glass tower and that thought had been put into the

massing rationale. I was also satisfied that the building would meet the City's Zero Emissions Building Plan. The fact that rental retention in

What specific concerns do you have about this rezoning proposal?

the area is a priority is also encouraging.
- this is not enough to change my mind regarding the proposed building height however. My hope is that this building will not end up setting a precedent.

thank you.

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

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E-mail Address: s.22(1)

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What are your general thoughts about this rezoning proposal?

Please see attached.

What specific concerns do you have about this rezoning proposal?

Please see attached

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2538 BIRCH Rezoning Application

Comment from s.22(1)

s.22(1)

There many social concerns with regard to this development and the precedent it would set. I shall address only the narrow subset of these with which I have some familiarity.

Any development of this height and density (28 floors and an FSR of 10.5) has a profound impact on adjacent low-rise, low-density residential neighbourhoods. The issues of light and shadowing are particularly relevant for the Slopes, which lie north of the development on the north-facing slope below it.

All development on Broadway has a significant impact on the Fairview Slopes. That was recognized when the Fairview FM-1 zoning was implemented: At the same time a 100-foot height limitation was introduced on Broadway.

The proposed development would be seriously detrimental. The precedent it could set would be catastrophic if there is development pressure in that area of Broadway. And there will be development pressure.

A significant principle for the Broadway subway line is that development should be concentrated around the stations. The image this conjures up is of high-density high-rise nodes around the stations separated by stretches of low rise low density. An agreeable image.

However, on the 10-block stretch of Broadway that runs through Fairview, the stations are very close. Three of the six stations on the line are located there, only five blocks apart. The high-rise high-density would be unbroken and unrelieved.

And if there was any chance that there might be a short break in height and density between the Oak and Granville stations, this development midway between them would ensure that no such relief was possible.

The rationale for the revised application is that it will provide "affordable" rentals. Vancouver certainly has a housing crisis, in all types of housing, but even if one accepts that this type of developer incentive is necessary, destroying the liveability of the adjacent residential neighbourhoods and even of Broadway itself is a very high price to pay, and no favour to the people who will come to live in the developments.

This application should be rejected; even the 16 stories presently approved is arguably too high.

One small final note. One of display boards at the open house listed a 360 square foot public plaza as an amenity. An area 20 by 20 is 400 square feet. That an open space the size of a large living room is put forward as a significant amenity is depressingly symbolic of the oppressive density of this proposed development towering over it.

COMMENT SHEET

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

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

Name: s.22(1)

Address: _____ Postal Code: _____

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

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

The City of Vancouver has received an application to rezone 2538 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?

"Be think this" It's a BIG MISTAKE
to have a HIGH RISE in this area
High Rises belong in of this
magnitude do not belong in our
cozy city.
This Proposal is very poorly
laid out
where is the Park for children to play
where is the community centre for
200+ people. SWIMMING POOL, TENNIS COURTS.
SQUASH COURTS, BOWLING, HALLMATION
of HILLCREST"

Additional comment space and question on reverse →

Where is the school? K → HS?
Where are Grocery stores, Banks,
Pharmacies etc
WHERE IS THE HUMAN SIDE??

What specific concerns do you have about this rezoning proposal?

Why rezone?
It's time to expand your vision, on
~~accommodation~~ accommodation, that is
inclusive. SINGLES, MARRIED, FAMILIES
SENIORS, & the YOUNG - 8-12 storeys - WHAT IS
THE CURRENT HEIGHT OF MULTISTORIED BLDGS in the
Neighbourhood?? eg. 8 STOREYS, WITH A
MIXTURE OF TOWNHOUSES, DUPLEXES,
CO-OPS - ALL THESE RESIDING SERVE PEOPLE
FROM ALL WALKS OF LIFE, = "Financial, CULTURAL &

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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Social Economic
BACKGROUND

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telephone at 604-873-7999.

ISN'T THAT YOUR VISION AS

For more information or to submit comments regarding this proposal online or by mail: ~~STATED~~
STATED ON YOUR POSTERS.

Website: vancouver.ca/rezapps

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

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We enjoyed talking
to you Marcel.

s.22(1)

s.22(1)



OR



IT ALL DEPENDS ON YOU

s.22(1)

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)
VANCOUVER Postal Code: V6H 1P8
 E-mail Address: _____
 Add to Notification List: ☐ Mailing address ☐ E-mail Address

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What are your general thoughts about this rezoning proposal?

Quoting your own "Central Broadway C-3A Urban Design Guidelines" Item 3.7
 --- Maximization of view, sunlight and continuity of urban form & activity
 --- Encourage this gradient in building profiles to maintain the existing
 open views towards the city and mountains from the gateway at Granville
 and 16th Avenue [Hyeroft Towers has 8 (eight!) floors.] and from Granville
 and Broadway [Royal Bank has 4 (four!) floors.]

Looking at your 3-D model on June 27, your 28-floor project
 sticks out like a sore thumb! Without emulating Baron Haussmann
 and his Grands Boulevards, Fairview Heights skyline deserves better than this.

What specific concerns do you have about this rezoning proposal?

The residential suites were supposed — in part — to accommodate people who work in the neighbourhood, offering them a "moderate" rental. Plumbers and teachers were mentioned, but lots of others were ignored, and I won't even mention retirees living on a small pension.

Housekeepers, cleaning staff, beginning nurses, nursing aids, waiters, "baristas", salespersons, hotel staff --- earn salaries ranging from \$21 050.00 annually to \$33 150.00, even the ones being "tipped". Your lowest rental for a "studio" is \$950 supposing a yearly income of \$38 000.00.

I remind you that a "living wage" in Vancouver should be \$41 820.00.

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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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COMMENT SHEET

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

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

Name: s.22(1)
Address: s.22(1) Vancouver Postal Code: V6H 1J5
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?

In my opinion, 15 stories should be the maximum height allowed in this area. A 28 story building would not fit in with the look of our area. Broadway is not wide enough to take on such high structures without feeling claustrophobic - because this application, if approved, will set a precedence of 'what's to come'. We need more rental units in this city but spread it around. Parking is a real issue for residents and their visitors. Doubling the size of this project will double all the issues involved (traffic disrupt-

trons, loss of business for many small business, and construction noise and disruption; as well as parking. A higher building may cause issues with the consistent helicopter traffic to VGH.

What specific concerns do you have about this rezoning proposal?

✓ My feeling is that if approved for 28 stories, we will have major parking issues - that are a problem now. ✓ concerned about the length of time it would take to complete and all the disruption - day to day (s.22(1)) The noise factor and the really tall cranes, with the potential of accident - Once approved for 28 stories, that will become the norm for future projects and being an earthquake zone, why go so high - I also don't think such a tall bldg would look good for our area

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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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COMMENT SHEET

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

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

Name:

s.22(1)

Address:

s.22(1)

Postal Code: V6K 2R2

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?

This proposal is out of keeping with the neighbourhood and out of keeping with what I hope this stretch of West Broadway will become. I feel that the already-approved 16 stories are already pushing the limits of what would make a good streetscape if used as a model or template of many other highrises to come (as it inevitably would be). I think the shading & massing are unacceptable. Also I am not convinced that the concept of lower-income residences topped by several levels of luxury living is a healthy idea socially. Will this really contribute to a "happy city"??

Views from streets south of Broadway will be very adversely affected as tall buildings strung along B'way block out more & more of the mountains. Also, side streets ^{& parallel streets} will be under pressure to go tall if ~28 floors rise on the arterial. Leading to a thicket of bldgs blocking views, as in downtown Vancouver.

What specific concerns do you have about this rezoning proposal?

See 1st question. Also, I think that several details have probably not been thought through, and "desirable" features have been added without too much thought to feasibility or fairness. For instance, a rooftop jogging track for adults is looping or zig-zagging through a children's play area - how is that going to work for safety & enjoyment for all? Other features may present too glaring a contrast between the amenities and outdoor space available to those well-off enough to afford upper floors, and those lower down (the "poor floors").

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Website: vancouver.ca/rezapps

Contact: Sarah Crowley and Marcel Gelein, Rezoning Planners
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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 1J3
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?

Are you people insane? This will not do for various reasons. First, have any of you seen the chaos on 10th and Birch? Cars are now cutting through 12th to Broadway via Birch, not to mention that it's also (10th) a designated cycle path. The chaos more cars and cycles will add is unfathomable. Second, there will be no skytrain station at Birch. Build the ~~sky~~ skyscrapers where the hubs will be. Third, 28 Floors? What was wrong with the originally proposed 15? A building of this height will dwarf the (affordable) "3 Floor walkups" that many of us reside in.

My sun~~the~~ exposure will be blocked, as will that of my Larkers with such a monstrosity. I have lived in my home for ^{s.22(1)} years and I am very concerned how this will affect ① the value of my investment, and ② the likely 3+ years of noise and stress to build such a place.

What specific concerns do you have about this rezoning proposal?

- The city of Vancouver will lose its character; if people want to live in high rises, go downtown!
- Years of noise, trucks, dust, traffic to build 28 floors
- Traffic safety for cyclists, cars, and pedestrians (me) I'm already getting mowed down by impatient drivers and maniacal cyclists.
- Assessment value of my home will drop (3 floors beside 28!!)
- How many rezoning planners live in this area?
- * I do support the use of space for MIBHPP, but why only 53 units!!!? If affordable housing is at issue, build 15 floors and make all units affordable.

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Why this matters is that these neighbourhoods are distinct and different in how they have evolved over time so need to be planned in that kind of context. Elizabeth Murphy, private-sector project manager and former property development officer for Vancouver

THE COST OF CORRIDORS

Loss of historic boundaries big mistake, says Elizabeth Murphy.

Vancouver was established on a grid pattern of arterials for streetcars (replaced by trolley buses) to serve separate and distinct neighbourhoods across the city. Each neighbourhood was designed to be walkable and transit oriented, with a commercial street, schools and parks.

But current planning directions are undermining these historic patterns by massive land-use corridors like the Cambie corridor and now the Broadway corridor. It is an enormous mistake at a high public cost.

The Broadway corridor land-use planning is now underway in anticipation of a subway from VCC-Clark Millennium Line station to Arbutus and Broadway, even though it could be a decade away from completion. The boundaries for land-use planning are Clark Drive to Vine Street, and 16th Avenue to 1st Avenue. It crosses multiple neighbourhoods that are broken up into sub-areas, that do not fully follow historic neighbourhood boundaries.

For example, the neighbourhood of South Granville, with its many heritage rental apartment blocks, goes from Burrard Street to Oak Street



The project at Broadway and Birch at the former Denny's site was previously approved as a 16-storey tower, but is now proposed to go to 28 storeys, Elizabeth Murphy notes.

but is not defined as a sub-area of the corridor. It instead is split between Kitsilano and Fairview South.

The city recently had walking tours as part of the Broadway corridor planning process. On a tour of the sub-area they call Kitsilano South (which includes South Granville to Granville Street), the planning staff who guided it were very nice young planners but were mostly not from here and did not understand the historical context of neighbourhood boundaries. Clearly institutional memory is being lost due to senior staff turnover.

The planners did not understand why it was important to distinguish Burrard Street as the boundary of Kitsilano that divides between the RT duplex zoning in Kitsilano and RM apartment zoning in South Granville.

Why this matters is that these neighbourhoods are distinct and different in how they have evolved over time so need to be planned in that kind of context. This is what the city-wide plan is supposed to do, however, large portions of the city are being taken out of that process and instead planned as part of a corridor.

The city-wide plan is looking like it will just be an implementation of the former Vision council's policies and programs at a cost of \$20 million. It will not be determining what the people who live and work here want for their neighbourhood like the previous CityPlan program. Quite the opposite.

If a subway is extended to UBC, the Broadway corridor is proposed to include all of Kitsilano and West Point Grey as well. Staff are redefining corridor planning as being neighbourhood-based when that is not the case.

Each neighbourhood should be able to have its own land-use planning response to transit. Instead, the tail is wagging the dog as transit is dictating a land-use typology regardless of neighbourhood context.

Planning for the future needs to start with what exists now and who lives and works in the city. Displacement should be avoided as much as possible since the older, more affordable housing will be demolished and replaced with more expensive new construction of both rental or strata. Displacement has the domino effect of the most vulnerable people being put at risk of homelessness.

So planning must be done very carefully to ensure it is appropriate and in context

So planning must be done very carefully to ensure it is appropriate and in context to provide for incremental growth.

to provide for incremental growth. If we are managing growth appropriately, we should not have to be in chronic crisis mode. The current housing crisis is the result of over a decade of mismanagement. It doesn't have to be this way.

A long-standing policy to protect existing rentals through a one for one replacement requirement has been in place in most apartment RM zones. But repeated efforts to extend this policy to commercial C2 zones has been squashed.

In the last council term, Coun. Adriane Carr brought forward a motion that was voted down by the Vision council majority. And recently Coun. Jean Swanson brought forward a motion that was lost by one vote.

When the Swanson motion was at council, Mayor Kennedy Stewart said the city is working with its developer "partners" on building rentals, similar to how former mayor Gregor Robertson used to frame it. Then Stewart called the vote without allowing consideration of amendments, so the motion

to include C2 zones failed. It was a déjà vu moment.

Stewart seems to be following in Robertson's footsteps. Stewart has had a series of 10 meetings with former councillor Raymond Louie and the major developers for whom he is advocating. These include Ian Gillespie of Westbank Projects Corp., Bruno and Peter Wall of Wall Financial Corporation and Brian McCauley of Concert Properties. He also had lunch with Bob Rennie and met with Ryan Beedie of Beedie

Development Group.

The city budget is becoming increasingly dependent on development fees such as community amenity contributions (CACs) and development cost levies (DCLs). This makes the city's addiction to development insatiable. Rental projects that waive development fees will not fill this need.

However, the rental programs inflate market rental rates while the projects are being used to set precedents of scale for condo towers to follow that will provide CACs and DCLs.

As part of a rental pilot program set up by the previous Vision council, there are 20 projects coming forward that greatly increase height and density. One example is the project at Broadway and Birch Street at the old Denny's site.

Since this is in the heart of Central Broadway, a 16-storey tower was previously approved. Under the rental pilot it is now proposed to go to 28 storeys and a floor space ratio of 10.52. Of the 248 secured rental units, only 53 will have moderately priced

rents while the balance will be market rent units.

Another example is at developer Wesgroup's site at Broadway and Alma Street. An application was originally submitted for a six storey market rental project a few years ago, and now is coming back with a new proposal under the pilot project for 14 storeys and 5.8 floor space ratio, setting a new precedent for the surrounding area of Kitsilano and West Point Grey that currently is mostly under four storeys. It has staggered floors and is orange in colour that couldn't be more obtrusive.

These kinds of blockbusting projects are just the start, especially where corridor planning is implemented without neighbourhood context. It will fuel speculation and expectations that will increasingly displace local people. The Broadway corridor, especially if extended to UBC, contains a huge amount of the city's most affordable existing rental stock and older condos. Many people will be displaced if this corridor planning program continues.

The city already has an enormous amount of zoned capacity, even when only counting the sites most likely to be developed or already in the pipeline, and is enough to meet actual growth projections well past 2040. The city is targeting 72,000 units from 2017 to 2027, yet based on census data it only justifies 26,000 units. So the city sets unrealistic growth targets by almost three times as much.

Neighbourhood-based planning that manages growth city-wide is the way to avoid these problems of crisis management that only makes things worse. The city can press pause to establish a new direction rather than implementing the previous Vision council's agenda. Elizabeth Murphy, a private-sector project manager, was formerly a property development officer for Vancouver's housing and properties department and B.C. Housing.

From: s.22(1)
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
CC: s.22(1)
Date: 6/14/2019 5:55:07 PM
Subject: 2538 Birch - Comment

Dear Ms. Crowley,

As a resident of Fairview, I am shocked and appalled to even receive a notice about redeveloping 2538 Birch (formerly 1296 W Broadway), a formerly 1-storey building, into a 28-storey tower complex. There are so many things wrong about this proposal. I cannot object more strongly.

I believe the approach by the developers is disgusting. The tower is out of keeping with the current character of the neighbourhood of Fairview or even a balanced evolution that might be reasonable. There is not a single tower close to this height, despite multiple new towers in the area. The city has settled on the development of new 14-storey towers in pockets every few blocks in the area. It makes no civic sense to suddenly betray all of these new homeowners, let alone the longtime owners of lower storey buildings, by allowing such a massive complex. It is contrary to any decent planning sense.

The tower itself is a rather ugly, featureless tower. The street renderings appear distorted to minimize the visual impact of the upper 10 storeys of the building. There is minimal public interaction with the massive building, and the artistic engagement has minimal prominence, appearing to be an afterthought glued to the side. There is no meaningful area for a commercial cafe patio or similar, despite what's implied in the submissions. There are also no nearby parks to justify such density.

The winter shade it casts over False Creek is staggering, affecting residents, tourists and those enjoying the waterfront parks and promenades. It would destroy many peoples' sight lines.

Is there a documented impact birds in the area, including likely protected eagle populations, from both its height and glass?

The recent open-houses on Broadway redevelopment mention nothing about tower height, let alone increasing beyond heights already being consistently developed in the area.

I cannot imagine the city would allow this development as it is currently proposed.

Unfortunately, s.22(1) but hope there is further opportunity for commentary.

Sincerely,

s.22(1)

Resident

s.22(1)

Vancouver BC, V6H 1M3

From: s.22(1)
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/17/2019 3:31:26 PM
Subject: 2538 Birch

Hello Ms Crowley

I am writing to you in connection with the 2538 Birch rezoning application, and have some questions regarding some of the documents posted online.

I understand that this rezoning application is being made under the Moderate Income Rental Housing Pilot Program, and that participants in the MIHRPP are entitled to seek a waiver of Development Cost Levies which would otherwise be applicable. Could you advise if the developer is seeking a waiver of those levies and, if so, what is the dollar value of the levies proposed to be waived?

I also noted that the Transportation Study posted on the City's webpage for this development is shown as "Final Draft". Has the Final report been issued, and if so, could you please forward it to me? If it is not yet available, could you advise when you expect to receive it?

The "Water Demand Calculations" outlines the forecast domestic water loads for the project. Has any further analysis been performed by the City to confirm that the existing water infrastructure will be sufficient to handle this incremental load? If so, could you advise when that analysis will be made available to the public?

Thank you for your assistance,

s.22(1)

Vancouver, BC
V6H 1B6
Canada

s.22(1)

From: s.22(1)
To: tony.wai@ibigroup.com
CC: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
"Stewart, Kennedy" <Kennedy.Stewart@vancouver.ca>
george.heyman.MLA@leg.bc.ca
premier@gov.bc.ca
Date: 6/28/2019 8:07:51 AM
Subject: 2538 Birch Rezoning Application - Let's Make it Happen Guys!

Good Morning everyone!

I am just emailing you all to let you know that I totally support the proposed 28 story rental tower on Broadway and Birch. Mr. Horgan, I believe that you yourself advised that in order to get the Skytrain funding that the city of Vancouver is going to have to prepare to zone more densely around high capacity transit routes? Well let me tell you: this is the perfect rezone to start with!

Mayor Kennedy - This tower works really well with your agenda too! A rental, a successfully MIRHPP-associated building, and sustainable! Think about it: keeping it at 28 floors or even asking for it to be taller would be a great piece of evidence to show that you are fulfilling your campaign promises!

George - I know that you are a fan of sustainability! Wouldn't it be nothing short of marvellous if you were able to kick-start a trend of zero-emissions high density housing choices for your area? Now that would set the bar for other MLA legacies!

Tony and Marcel - You guys already know that your tower would be a hot commodity to have in a politician's pocket. But you don't have to stop here! There are plenty of these begging to be added around the Broadway-Commercial Skytrain area. This could be like dating or job-hunting; it's all a numbers game where you need to increase your applications to secure a couple of developments.

s.22(1)

s.22(1)

From: s.22(1)
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
tony.wai@ibigroup.com
Date: 7/1/2019 8:59:25 AM
Subject: 2538 Birch Rezoning

Can you please notify me when this rezoning application goes to council.

s.22(1)



From: s.22(1)
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 8/12/2019 9:54:39 AM
Subject: 2538 Birch Street.

I live at s.22(1) just a note to let you know that I support this application. I prefer higher buildings in the city, more people in concentrated areas makes sense.

Regards,

s.22(1)

s.22(1)

From: s.22(1)
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 5/30/2019 12:18:17 PM
Subject: 2538 Birch Street (formerly 1296 West Broadway)

Hello, I just wanted to ask a quick question regarding 2538 Birch (formerly 1296 West Broadway). I was wondering if this was the denny's site? Formerly proposed to be 17 storeys? Have they re-submitted their rezoning and revised it to be 28 storeys?

Thanks so much!

--

s.22(1)

s.22(1)

From: s.22(1)
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 8/8/2019 9:44:25 AM
Subject: 2538 Birch

I am writing to enter into the record my opposition to Rezoning Application -2538 Birch Street (formerly 1296 West Broadway).

The proposal to increase the amended application to erect a 28 storey mixed-used building should not be approved.

When I moved into Fairview Slopes nearly 20 years ago, it was rare to see a child in the neighbourhood. As prices for single-family detached homes climbed, young adults wanting to start a family have been moving in with notable regularity. Unable to afford to cost of a single-family home, they are realizing the benefits of townhouse living.

This is affordable housing.

In the campaign to get people out of their cars and onto mass transit, the proximity to downtown makes Fairview Slopes increasingly more valuable.

Without the affordability factor of the neighbourhood these parents and children would be forced into the suburbs.

The results would be an increase in single occupant vehicles, an aging population and fewer children.

Construction of the Broadway Corridor rapid mass transit system will be an enormous inconvenience to residents and businesses of Fairview Slopes. Increasing the height of the proposed building by almost double will almost double the inconvenience, noise and traffic rerouting along 7th and 8th Avenue.

This will put the safety of pedestrians, young and old, and bicyclists at risk.

It will also impede emergency vehicles.

Increasing the structure to 28 stories will result in a loss of natural light and intensify wind tunnels.

We face a loss of this oasis in the heart of the city and the importance of preserving greens spaces to cool us during climate change cannot be ignored.

s.22(1)

Vancouver, V6H 4A6

From: s.22(1)
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/18/2019 10:14:39 AM
Subject: Comments 2538

Attn: Sarah Crowley

What I have learned living in s.22(1) ..and Vancouver, is that "development" is always pushed to its extreme.

And, it's never for human enjoyment, but desperation. Typically, budgets are desperate for the revenue. Property taxes etc.

Buenos Aires, New York and many other cities simply get overcrowded, SUBWAY systems and transit "exceptionalism" or not. Tokyo has the best trains in the world, yet the place is still an unhealthy zoo.

Singapore is a good example where they've developed their financial district, and some areas to have high rises, while also leaving areas of low rise alone.

With today's technology, most people will begin working from home, so whether they live in Surrey, Coquitlam, Vancouver, or Toronto (or even Germany) is less important (therefore, we don't need to keep squeezing people into or near the downtown 'core')

Please keep the building limited to what's in our neighborhood now.

Second: I would like to have a Montessori in our neighborhood rather than (more) middle income rental housing. Just a few blocks over at Fir Street (near Earl's Restaurant) there is a housing center there. We have many young families in our neighborhood, and I'd rather see something for the children.

From: s.22(1)
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/27/2019 8:35:39 AM
Subject: Concerns about proposed 2538 Birch

Dear Ms. Crowley,

I am completely opposed to this development application for both aesthetic and logistical reasons. I'm disappointed that the City is even considering allowing a 28-storey building in a neighbourhood where the next-tallest building is less than half this height, and most of the surrounding buildings are low-rise apartment buildings. Putting this skyscraper up on one of the high points of Broadway means that it will stick out like a sore thumb for the entire city to wonder about.

I fear that if the city allows this behemoth to go ahead, the neighbourhood will lose more and more *actually* affordable apartment buildings to developers wanting to transform Vancouver into a place where only the Super Rich can afford to live, and City-defined "affordable" rent is well above what many people can pay. I also wonder if this is a cynical ploy by the developers to propose something so horrible that people will gladly accept an 16- or 20-storey monstrosity in its place.

This neighbourhood is crowded for the people who already live in it, and increasing the density is not even necessary.* How can it possibly absorb 28 floors worth of new people/pets/cars/bikes and their associated garbage /pollution/parking needs/noise?

Please show that this City government actually cares about the people who live here, and do not approve this rezoning application.

Thank you very much.

Sincerely,

s.22(1)

* see <https://vancouversun.com/opinion/op-ed/elizabeth-murphy-vancouver-growth-targets-dont-add-up>

--

.....
s.22(1)

Vancouver, Canada

From: s.22(1)
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/19/2019 3:42:58 PM
Subject: Coverage of Notices for Open House

Dear Ms. Crowley

I understand that the notices were distributed to two blocks south and three blocks west, north and east of the development site.

Please can you confirm the the most distant streets that did receive the cards were:

- To the South side, the north side of 11th
- To the West, the east side Granville
- To the North, the south side of 6th
- To the East, the west side Oak

If these are incorrect please correct them

The open house is next week so I would be **very** grateful for a very speedy response.

Thanking you in advance.

s.22(1)

Vancouver, BC
V6H 1B6
Canada

s.22(1)

From: s.22(1)
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/13/2019 2:56:33 PM
Subject: Encroachment and zoning

Hi Sarah et al:

I'm a new resident in the Fairview slopes neighbourhood who received the rezoning notice for 2538 Birch. I am writing because I believe this project is going to experience some very strong resistance, and while I personally am not a fan of it I want to open a dialogue because I think this piece of land has good potential and could use something better.

First, I'm aware the NIMBYs in my neighbourhood are ramping up and you're going to see strong resistance. Potentially an outside consultant will be hired to mobilize and oppose the project. Second, by addressing the desire for a more vibrant, pedestrian atmosphere and adding office space I think there will be a warmer reception from neighbours. There's good alternatives.

I'll be attending the open house, but in the meantime if you're open to ideas you are welcome to phone me at

s.22(1)

Best,

s.22(1)

From: s.22(1)
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
CC: s.22(1)
Date: 7/3/2019 1:50:40 PM
Subject: Further Questions

Hi,

Please tell me whether fees will be payable by moderate income tenants for the following services, and if so what will the fees be?

- parking
- lockers
- pets
- water
- any other service

Thank you

s.22(1)

Vancouver, BC
V6H 1B6 Canada

s.22(1)

From: "Hoese, Karen" <karen.hoese@vancouver.ca>
To: "McNeill, Yardley" <yardley.mcneill@vancouver.ca>
"Gelein, Marcel" <Marcel.Gelein@vancouver.ca>
Date: 7/4/2019 6:26:23 PM
Subject: FW: 28 storey B rental proposed at Birch and West Broadway MIRHPP

FYI

From: McNaney, Kevin
Sent: Thursday, July 04, 2019 12:40 PM
To: Kelley, Gil; Hoese, Karen; Garrison, Dan (COV)
Cc: O'Donnell, Theresa
Subject: RE: 28 storey B rental proposed at Birch and West Broadway MIRHPP

Thanks Gil.

Similar to what we are hearing during consultation for Broadway Plan.

From: Kelley, Gil
Sent: Thursday, July 04, 2019 11:38 AM
To: Hoese, Karen; Garrison, Dan (COV); McNaney, Kevin
Cc: O'Donnell, Theresa
Subject: Fwd: 28 storey B rental proposed at Birch and West Broadway MIRHPP

Gil Kelley, FAICP
General Manager, Planning, Urban Design and Sustainability
City of Vancouver, British Columbia, Canada

Please excuse any typos
Sent from my iPhone

Begin forwarded message:

From: s.22(1)
Date: July 3, 2019 at 2:32:08 PM PDT
To: Kirby-Yung Sarah <sarah.kirby-yung@vancouver.ca>, Wiebe Michael <michael.wiebe@vancouver.ca>, Public Hearing COV <publichearing@vancouver.ca>, Bligh Rebecca <rebecca.bligh@vancouver.ca>, Fry Pete <pete.fry@vancouver.ca>, De Genova Melissa <melissa.degenova@vancouver.ca>, Dominato Lisa <lisa.dominato@vancouver.ca>, Stewart Kennedy <kennedy.stewart@vancouver.ca>, Swanson Jean <jean.swanson@vancouver.ca>, Hardwick Colleen <colleen.hardwick@vancouver.ca>, Boyle Christine <christine.boyle@vancouver.ca>, Carr Adrianne <adriane.carr@vancouver.ca>, Kelley Gil <Gil.Kelley@vancouver.ca>
Subject: 28 storey B rental proposed at Birch and West Broadway MIRHPP

Respectfully, there is a problem with the City having 3 competing projects going on at the same time in the same area.

- longer term, City wide plan
- more immediate, Broadway planning process from Clark Drive to Vine
- MIRHPP Application in heart of West Broadway

I may not be happy if the Broadway planning process concludes with 28 storey buildings as the maximum on West Broadway (actually 29-30 with roof top mechanical) but it will have come with full consultation and discussion and planning.

The MIRHPP proposal on the old Denny's site, is in essence, getting to jump the queue, and set the precedent for the entire Broadway area. This is the cart before the horse. I realize we can't wait for the full city wide plan. But surely there should be a moratorium on the Broadway area since it is actively under the planning process. Besides they are already approved for 16 storeys and shouldn't have been allowed to reapply (you might already have risen care of this).

Proceeding and rezoning up to 28 storeys gives the impression that the planning process is a "done-deal" and that after 10 years of the previous regime. It still appears that the City and developers are deciding what is happening. Perception is everything here.

The integrity of the planning process for an area needs to be preserved to maintain the credibility of the planning department. Otherwise people lose faith.

□Thanks, s.22(1)

From: s.22(1)
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/25/2019 10:53:03 AM
Subject: Fw: 2538 Birch

Hi Ms. Crowley.
Can you tell me when we may expect to receive a reply?

Rgds.

s.22(1)

Vancouver, BC
V6H 1B6
Canada
s.22(1)

----- Forwarded Message -----

From: s.22(1)
To: 2538Birch@vancouver.ca <2538Birch@vancouver.ca>
Sent: Monday, June 17, 2019, 03:31:26 p.m. PDT
Subject: 2538 Birch

Hello Ms Crowley

I am writing to you in connection with the 2538 Birch rezoning application, and have some questions regarding some of the documents posted online.

I understand that this rezoning application is being made under the Moderate Income Rental Housing Pilot Program, and that participants in the MIHRPP are entitled to seek a waiver of Development Cost Levies which would otherwise be applicable. Could you advise if the developer is seeking a waiver of those levies and, if so, what is the dollar value of the levies proposed to be waived?

I also noted that the Transportation Study posted on the City's webpage for this development is shown as "Final Draft". Has the Final report been issued, and if so, could you please forward it to me? If it is not yet available, could you advise when you expect to receive it?

The "Water Demand Calculations" outlines the forecast domestic water loads for the project. Has any further analysis been performed by the City to confirm that the existing water infrastructure will be sufficient to handle this incremental load? If so, could you advise when that analysis will be made available to the public?

Thank you for your assistance,

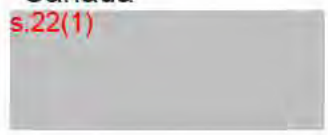
s.22(1)

Vancouver, BC

V6H 1B6

Canada

s.22(1)



From: s.22(1)
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/16/2019 9:28:37 PM
Subject: FW: Rezoning Application - 2538 Birch

Hello Sarah

May I please have the courtesy of a reply to my email below, dated May 31, 2019?

s.22(1)

From: s.22(1)
Sent: June 7, 2019 1:00 PM
To: 2538Birch@vancouver.ca
Subject: RE: Rezoning Application - 2538 Birch

Hello Sarah

Could you please provide the information I requested last Friday?

Thank you,

s.22(1)

From: s.22(1)
Sent: May 31, 2019 1:44 PM
To: 2538Birch@vancouver.ca
Subject: Rezoning Application - 2538 Birch

Good Afternoon Sarah

I am looking at the Rezoning Application on the City's web site, and have a couple of questions:

- How tall will this building actually be? There is a reference to Geodetic height, but in layman's terms, how tall will the building be above grade?
- Could you elaborate on the approval process for this application? I see that an open house is to be held, and then it goes to the Urban Design Panel, but it is not clear what happens, or what approvals are required, after that.
- The City is currently developing the Broadway Corridor Plan and had, I thought, but a freeze on applications pending completion of that process. Can you explain the basis for this application being permitted to proceed when it would, on the surface, seem to be subject to the freeze?

Many thanks for your time and assistance,

s.22(1)

From: s.22(1)
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 9/19/2019 5:37:30 PM
Subject: moderate income housing application

Hello,

Can you please let me know how I go about submitting an application for 2538 Birch building.

Thank you,

s.22(1)

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 9/16/2019 11:29:29 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1) North Vancouver
Postal Code: V7L 2V1
Email:
Phone:

Comments:

Understanding Vancouver's projected population growth along with the City's outlook to attract and retain a creative and professional working demographic, incorporating density and affordability into urban planning will foster community, provide growth in more than one industry and make the city more livable. By approving dense and affordable housing to an income range between \$30k - \$80k, the city will become more accessible to an important demographic.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 9/8/2019 9:32:56 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)

Address: s.22(1)

Postal Code: V6Z 2C1

Email: s.22(1)

Phone: s.22(1)

Comments:

though i live downtown, s.22(1) (and previously lived in the community). I think that any neighbourhood in Vancouver will always need more rental housing, especially the broadway corridor. With the new skytrain line to be coming in the next 5 years, having density that is rental housing is extremely important. transit oriented development is something that the citizens of Vancouver seem to lack an understanding of and therefore the councillors do not allow for. the broadway corridor is used by thousands each day, wether is students commuting to UBC o people commuting to their jobs. If we dont focus on density where it is needed in the city, we are going to fall behind in the next 5-10 years as a global city. Vancouver is such an amazing diverse city, it would be a shame that NIMBYs or individuals who are incredibly resistant to change would stop the growth of this city just because they "dont like it". As a young urban professional trying to afford to live in this city, I welcome new rental buildings with open arms especially around future skytrain stations and current transit hubs!

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 9/6/2019 10:58:50 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H 3W4
Email: s.22(1)
Phone: s.22(1)

Comments:

I think this proposal is a great step forward in bringing additional rental units online and densifying a central neighbourhood. My only concern is that the building is perhaps too modest in scope and a taller building may be more appropriate for such a central site.

If densification can't be achieved in Fairview with its proximity to the central business district, a proposed Sky Train station one block away, and basically at the intersection of two major arterial roads, then Vancouver will not be able to increase density, promote affordable housing, and have people living closer to where they work, anywhere in this city.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 8/28/2019 1:45:41 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6j2c9
Email:
Phone:

Comments:

I support the size of the tower and the new homes it will bring to the neighborhood.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 8/28/2019 9:36:18 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)

Address: s.22(1)

Postal Code: V6J 2C2

Email: s.22(1)

Phone:

Comments:

I live and work in the area and see the need for this development. I just would like to voice my support for the project.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 8/23/2019 9:32:59 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6J 1G6
Email: s.22(1)
Phone: s.22(1)

Comments:

I'm very glad that there will be more affordable housing in Vancouver! Those of us who will never be able to afford a house appreciate it.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 8/23/2019 8:58:29 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V5Z 2P8
Email:
Phone:

Comments:

This is the type of building we NEED in this area. There should be more buildings of this size and scale that get rubber stamp approval.

From: mailpost@vancouver.ca
To: ["2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>](mailto:2538BIRCH@vancouver.ca)
Date: 8/22/2019 10:24:51 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H 2V8
Email:
Phone:

Comments:

All for the increase. Fairview area is not dense enough while mostly apartment dwellers already. Hard to argue against more rental opportunity when that's what's all around it. IMO the displacing renters dilemma is good to address, but definitely has hindered supply in area. A tall tower, on a major roadway currently with no walkability, that displaces no current residents, seems like a positive.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 8/22/2019 8:02:07 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V5S1C8
Email:
Phone:

Comments:

Vancouver is in desperate need of more rental units and I would be greatly disappointed if this development does not get built. Buildings should be built with future population increases and access to transit in mind and should not be under built.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 8/22/2019 3:52:45 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H 2V4
Email: s.22(1)
Phone: s.22(1)

Comments:

I live a block away from 2538 Birch Street. More rental housing is sorely needed in Vancouver. With the proposed Broadway extension of the skytrain, the area will inevitably need to densify (otherwise all of our rents in the area will go through the roof with pent up demand). Please approve this project.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 8/22/2019 1:27:35 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6G1X6
Email: s.22(1)
Phone s.22(1)

Comments:

I am strongly in support of this project! As Vancouver faces an ongoing housing crisis, we must seek to provide the kind of flexible living provided by rental units, and we must provide as many of them as we can.

Furthermore, the location of this development is ideal - it's very close to amenities and transit, and will provide its 248 households with a reasonable urban lifestyle of the kind currently only enjoyed by a lucky few.

As a professional in Vancouver, I am always happy to see the city expanding the living options we have for new neighbours, new coworkers, and new friends. I hope to see this project succeed!

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 8/22/2019 12:55:52 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V5T3B1
Email: s.22(1)
Phone: s.22(1)

Comments:

I support this rezoning, and development of increased density throughout Vancouver. I am saddened that some loud NIMBY voices are seeming to dominate these conversations.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 8/22/2019 12:46:20 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H 1P3
Email: s.22(1)
Phone: s.22(1)

Comments:

With the vacancy rate so low in Vancouver, rental projects like this give me hope that I can rent a safe, new unit in a desirable location for a reasonable price. The city needs housing for people that provide every day services such as waiters /shop workers etc. Without affordable housing, we will be relegated to the suburbs or further and won't have a desire to work in Vancouver. I support this development application.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 8/22/2019 12:15:53 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6E 3W6
Email: s.22(1)
Phone: _____

Comments:

This building and more like it are exactly what we need to solve our rental crisis. It is located near two skytrains and adds 248 units of rental housing to the Broadway corridor which contains many of our jobs. The views of the building around it are not worth more than the benefit this building will bring to the people. And given that the skytrain is coming in, it will likely be joined by many neighboring towers (that may be even higher) anyway. You'd be insane not to approve this project. If anything, I'd like it to be bigger and for the 2nd floor to be commercial as well as we can always use more office space on Broadway. I work near this project and would say that overall it is a large improvement. Please do not deny this project, it is desperately needed. No one will lose out except for those who lose some of their view and those who fear another tower may be built if they allow this one to be. We cannot let peoples fear and self-interest stop the progress of our city that acts to benefit us all.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 8/21/2019 9:08:24 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6J3S6
Email: s.22(1)
Phone: _____

Comments:

I heartily support this (and any other form of high/higher density rental/non-profit housing in every area of Vancouver, especially areas zoned single family). On Broadway, a super busy transportation line and area of high employment, it's a no-brainer.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 8/21/2019 7:01:23 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: 1195, West 11th Ave.
Postal Code: V6H 1K4
Email: s.22(1)
Phone: s.22(1)

Comments:

I strongly support the proposal for 2538 Birch Street (formerly 1296 West Broadway).

Given the fact that the Skytrain will be passing through this area in the near future, it would be regressive and grossly negligent to lower the density afforded by this proposal.

It was all the more concerning to hear that people from Kitsilano were present at the hearing to voice their opposition in the hopes that it doesn't set a precedent for their area.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 8/21/2019 4:19:38 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V5P 2V2
Email:
Phone:

Comments:

Love this proposal and the added density that it will bring. The proximity to two new stations on the Millennium line makes this an ideal development in the area. I look forward to the construction of this project in the months/years ahead. Please council place your support for more housing and to the development team keep up the good work in bringing in more density into the Vancouver market because only more housing will help to make all housing in our region more affordable.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 8/21/2019 4:01:39 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: BC V6J 3E8
Email: s.22(1)
Phone: s.22(1)

Comments:

I am strongly in support of the building. As a small business owner that also lives in the area, we need more diverse housing for those of all incomes.

All of the people complaining live in homes that were built to house them, why is it their right to prevent others from sharing the same area in the city? This will help make our city more vibrant and help the small businesses that need more customers!

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 8/21/2019 10:21:07 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V5Y 0B1
Email: s.22(1)
Phone: s.22(1)

Comments:

more height on Broadway with an emphasis on rentals.
28 stories is not too much, you should be more concerned with the 7 story building on the corner of Cambie and Broadway.
This should have been at least double that height.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 8/21/2019 10:07:38 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1) Vancouver
Postal Code: V6H 3Y7
Email: s.22(1)
Phone: s.22(1)

Comments:

I think this is a good project. Density is a very good thing. I wish CAC-paying condo buildings could also be built to this density in this area.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 8/21/2019 9:48:03 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6K1L1
Email: s.22(1)
Phone: s.22(1)

Comments:

Fully supportive. This is exactly what Vancouver needs more of, affordable rental and ownership units in a dense format near downtown on transit. This ticks all the boxes. Approve it ASAP.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 8/14/2019 3:58:15 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H 1C5
Email: s.22(1)
Phone: s.22(1)

Comments:

As a person who was born in Vancouver and has lived here for most of my life, I would like to register my objection to the rezoning of this site for such a tall building. I have objections for many reasons, in the areas of the building being excessively tall, the increase in population causing excessive impacts on the neighbourhood, and increasing congestion and pollution in the area.

1. The building is simply too tall for the area

1.1 The justification of the height given in the info session is fallacious, as an imaginary line drawn between two buildings several blocks away does not justify such a tall building. In the case of the medical/dental building between Cambie and Oak, the building is a complete eyesore, and it is a mystery why it was ever approved.

1.2 The building is out of scale to the surrounding buildings, the tallest of which are about 12 stories.

1.3 The building will cast shadows far from it, reducing the enjoyment of others in the neighbourhood.

1.4 Studies have shown decreases in mental health outcomes in concrete jungles. This building is the first step in creating a concrete jungle on Broadway. As the planning presentation uses lines drawn between far away buildings to justify the additional height of this building, it is easy to see that this building, once built, will serve as a new standard for height in the area. The building is being assessed as if it is a one off, but it is not.

1.5 The height and bulk of the building will block views of the mountains from south of Broadway.

1.6 Many of the suites in the upper part of this building will look down into my suite, which is located on 8th Avenue. This will not only affect me, the privacy of most of the neighbourhood would be affected.

2. The building will increase the population density at Broadway and Birch in a way that will have a negative effect on the surrounding area. In particular it will impact traffic and parking on the streets surrounding the project.

2.1 There is already a traffic issue on 8th Avenue, massively increasing the population at Broadway and Birch will exacerbate this as the new residents use 8th (and probably tenth) to get to and from their homes.

2.2 While the city assumes that residents will use transit, the transit system that they are supposedly going to use has not been built, and should not be considered a fait accompli until it is actually built. As such, the assumptions that the new residents will all be using transit is foolish and unsupported by reality. The new residents will be driving and will be contributing to the already daunting congestion on Broadway.

2.3 As parking is restricted, residents will park their personal vehicles on 8th and other surrounding side streets in resident only areas. Residents who use car shares will be parking those cars in resident and 2 hour zones on surrounding side streets. The result of this is that current residents who may need to park on the street occasionally will find it much more difficult to get parked. Visitors will find it impossible to get a spot.

2.4 The increased population will draw increased numbers of delivery trucks, garbage trucks, and other service vehicles, all of which will follow their current habit of using 8th, Alder, and Birch to transit the neighbourhood. The current number of heavy vehicles transiting the area already poses a danger to pedestrians and cyclists in the area, and this danger will be increased as a result of the increased traffic. In addition, the increased truck traffic will result in higher densities of diesel exhaust, in particular the pm2.5 particles that are associated with a variety of negative health outcomes. There is far too much heavy truck traffic through this neighbourhood as it is. The noise from the increased truck traffic will combine with the already excessive din from heavy trucks and commuter traffic that uses the neighbourhood as a shortcut. It is simple for the city to discourage travel on Broadway through the increase of both population and congestion, but all that does is push traffic to side streets.

2.5 As the expected warming of the climate occurs, the upper levels of new buildings will need to be air conditioned more and more. Concentrations of air conditioning in cities has led to hot areas, requiring even more air conditioning to handle. The resultant increases in temperature and power usage will be harmful to the environment and will test the electrical grid.

3. The increased size of the building will result in a lengthened construction schedule, which will lengthen the amount of time that the surrounding neighbourhood is affected by the construction.

3.1 The construction will result in noise and dirt that will affect the surrounding area. In the case of my residence, I will have an unobstructed line of sight to the upper floors, and as such I will receive the noise directly. The noise will have an impact on my quality of life as I reside in my apartment, and also will deter use of my balcony. Additionally, as it is expected that work will commence at 7 am each day, I expect to be woken up during the long construction phase by workers arriving early, and then be disturbed continuously throughout the day.

3.2 As the earthworks for this project will be more extensive when it is higher, the length of time spent doing earthworks will increase as will the emissions from both of machinery involved in the earthworks and trucks traveling to and from the site. As

mentioned earlier, these will be diesel emissions. I expect that the trucks involved in the construction will transit both 8th and Alder on their way to the project, and I expect that they will idle on 8th for extended periods of time while they wait. As they will arrive early for the 7 am start, I expect that I will be awakened by arriving or idling trucks starting at 6:30 or 6:45 each morning of construction.

3.3 My experience from other projects in the area is that workers will enjoy their breaks on our lawn, smoking cigarettes or pot away from the worksite.

In summary, this project is way too large for this neighbourhood. Its increased density will have a negative effect on the surrounding residents' quality of life through traffic, noise, pollution, loss of sunlight, and the canyon effect of tall buildings. The residents of this neighbourhood moved here because they enjoy the planning aspects that are currently in place. The construction phase will be lengthy and the residents that surround the project will suffer from increased noise, traffic, dirt, and pollution.

This project was already too tall when approved at 17 floors. Surrounding buildings are appropriately sized at about 12 floors, and even at 17 floors this building would be outsized.

City hall wishes to "solve" the rental problem by installing a massive rental project into Fairview, disregarding the fact that Fairview already has considerable amounts of rentals, both market and non market. Fairview does not need to be the locus of hyper density rental housing.

The neighbourhood has expressed opposition to this project repeatedly, but it does not seem that city hall is listening. In fact, it seems that this project will be rammed through with only the pretense of consultation, as have so many projects over the last ten years. Perhaps the real "Vancouverism" planning model is to pretend to listen while doing the opposite of what the residents want.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 8/8/2019 12:07:21 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H 1J3
Email: s.22(1)
Phone: _____

Comments:

I live less than 1 block from this rezoning application and I acknowledge that it will impact me directly. "Public benefits" appear to only be benefits for the new building's residents and not for current long-term residents of the area. Livability of an area must include current residents needs as well as new resident needs. I would implore the City of Vancouver Council members to postpone any major development (including this rezoning application) until the Broadway Plan is completed.

The massive increase in population that will occur by allowing this new 28 floor building in this neighbourhood is astonishing. This lovely mature neighbourhood is already lacking many amenities (parks, community centre, grocery stores to mention just a few) which hopefully will be addressed by the Broadway plan. It is also concerning that allowing this re-zoning application at this time, will lead to a precedent and that this mature neighbourhood will become full of 28+ floor buildings. Recommending that the already approved 16 (or 17 floor) building be built is more in line with the current Broadway neighbourhood.

The renderings show an imposing building compared to the current buildings in the area. The first 3 floors appear to make use of the full sq footage and while it does step back as the building progresses vertically, it is increasing imposing at street level. The renderings and views clearly demonstrate how the 28 floors of this building are so out of place in this mature neighbourhood.

My understanding that allocating 21% of the units to MIRHPPP was the reason that this project was allowed to request rezoning from a 16 floor building to a 28 floor building which is a 57% increase in size of the building. While this is financially beneficial to the development company it does not overly benefit the residents (current and proposed) of Vancouver.

I have to question why a building promoting "secured rental units" (leading many people to believe that it will all be residential rentals) will be allocating approximately 8% of sq footage to office space (I assume leased). I would also strongly suggest that this neighbourhood does not need more retail space that includes restaurants or cafes. We need grocers, bakers and small speciality stores that have been displaced from nearby Granville Street in the past years.

The proposed sq footage of individual apartments is cramped and cannot reasonably serve families. I note that the current plan for 3 bedroom apartments is smaller than my 1 bedroom and den that was s.22(1). The current FSR in the city appears to be about 7.5 while the proposed for this building is 10.52 which seems to be a vast increase (not leading to improved livability).

I note that the proposed building is pet friendly - including a pet washing area. Does the building also have a pet toilet facility? If not, I would like to know where the resident dogs are to relieve themselves. In the plan, I see no grass at ground level and am aware that none is available on Broadway. That would leave the current residents' grass on 10th Avenue "available" as dog toilet facilities, burdening them with maintaining (both financially and work wise) what little grass remains on 10th Avenue. Many current residents have already "rocked" their lawns due to the amount of dog excrement ruining their lawns.

There appears to be no POP available to the current residents of the area, save for 360 sq ft, that is proposed to become a restaurant or cafe outdoor space "plaza". Thus, no new green space for current residents of the immediate area.

The proposed building does not have sufficient resident or visitor parking. Not everyone is able to or wants to take public transit or bike. The immediate vicinity already has limited availability of on-street parking, which current residents and visitors use - there are many reports of circling the area to find parking - leading to increased traffic in the local area.

Please note, I believe the neighbourhood may have been served by a 16 floor secured rental building. The neighbourhood is not well served by a 28 storey mixed-used building.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 8/6/2019 4:19:17 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

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

Comments:

L

I am not in favour of a 28-storey building.
That height is excessive and is not in any way consistent with the existing neighbourhoods or the existing skyline. 16-storeys itself is quite a concession from its neighbours.
This area is already particularly dense and congested.
No meaningful green space is added to the area in this proposal.
The shadow lines are especially impactful and are intrusive.
For these reasons I am against increasing the building height.

No meaningful green space compliments this proposal.
Shadow lines from a 28-storey building will be especially intrusive.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 8/5/2019 10:06:15 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H 3W4
Email: s.22(1)
Phone: s.22(1)

Comments:

as I walk along Broadway in this area I always notice how open it is without any building substantially higher than the rest. This proposal would put an end to that feeling which is becoming rarer and rarer in Vancouver. if the city gets away with this what is to prevent Broadway becoming like Davie St. where soon pedestrians will barely be able to see the sky??

i am certainly in agreement with the extreme need for rental housing and have no objection to it being in my back yard. What I object to is the height of the proposed structure. it will tower over everything this side of the downtown where such structures do belong. it does not belong in an area such as the Broadway corridor.

I attended the recent open house but with all due respect to those who put in so much hard work setting it up I found it was beyond the comprehension of a normal brain including mine. a sight line a is fine to show but it is the feeling of the neighbourhood that will be lost. I noticed that the building has a lower part I think on the east side so why can't that be built higher to enable the total height to be reduced? I asked that question but did not receive a clear answer.

Every day as i walk, drive or bus around the city particularly the west side I see changes which are taking away any feelings of familiarly and belonging which would definitely be threatened by the proposed height of this project. Again, the aim of the project regarding rental hpusing is great but not the heght of the structure. Let us keep it at 16 stories.

Thank you for your attention to my comments.

s.22(1)

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 8/1/2019 1:07:19 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1) Vancouver
Postal Code: V6J 3N3
Email:
Phone:

Comments:

The Density and Height of this project is destructive towards the neighbourhood and should not be permitted. It will set a bad precedent for Broadway.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 7/31/2019 11:15:30 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H 1K4
Email: s.22(1)
Phone: s.22(1)

Comments:

A 28-story building will be the start of making a canyon of our beautiful neighbourhood, where our existing views will be obliterated and even walking down the street will be an unpleasant experience. I do not want to live in downtown Vancouver! This is a neighbourhood, and a beautiful one. This is a plan, not just one building, and it has not been well thought out. Keep these super-high buildings where they have always been: on the north side of False Creek! Don't destroy our neighbourhood.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 7/28/2019 1:38:03 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6K3H1
Email:
Phone:

Comments:

I do not support a 28 storey building. I do not support rezoning of this project until the Broadway Plan is complete.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 7/28/2019 12:19:26 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: v6h1k5
Email: s.22(1)
Phone: s.22(1)

Comments:

Building too high for neighbourhood
not enough suites for low-middle income
will set negative precedent for future development

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 7/24/2019 10:02:44 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6G 1J3
Email: s.22(1)
Phone: s.22(1)

Comments:

I fully support this development.

I used to live in the neighborhood, at s.22(1) and relocated over 3 years ago.

However, I would love to return to the neighborhood, and this project would be a perfect fit for myself. I cannot afford to purchase, and must rent, but I would prefer to rent in a newer building. Unfortunately much of the available units in this neighborhood are on the older side.

The design of the building is also appropriate, and I believe IBI Group to be a reputable and forward-thinking architectural firm.