

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 7/22/2019 1:07:01 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6L 2C2
Email:
Phone:

Comments:

New dedicated rental units are desperately needed in Vancouver. This proposal provides much-needed relief in the rental market and should be build as proposed. This is an ideal location for a high density rental proposal: highly accessible to future rapid transit, walkable neighbourhood, close to educational institutions, high density precedence in the surrounding neighbourhood.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 7/19/2019 6:13:52 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H1C3
Email: s.22(1)
Phone: s.22(1)

Comments:

I object to this redevelopment as it will fundamentally change the environment of the area. There is no need to develop the building to this height. In addition, there is very little infrastructure in place to support this many residents. While I support subsidised accommodation, it should not be at the expense of the environment and community.

s.22(1)

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 7/17/2019 3:31:38 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H 1R8
Email: s.22(1)
Phone: _____

Comments:

The height of the building is unreasonable. While the addition of assisted rental units is commendable, it doesn't justify the impact this building will have on the surrounding low-rise buildings.

The 10-12 story building originally proposed for the site would fit very well with the surroundings and would not be overbearing for the remainder of the neighborhood.

Furthermore, once one building is approved at this height, every new development (including market-rate condos) will apply for the same - and based on prior history, will likely be granted similar heights. So this one taller building will lead to a dramatic negative impact on the whole neighborhood. I strongly urge the city to reject this application and revert to the original plan for this site.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 7/16/2019 6:03:12 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6E4T8
Email:
Phone:

Comments:

I support the height, use and form of development proposed for this highly accessible location.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 7/16/2019 9:38:54 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6B 0P3
Email: s.22(1)
Phone: s.22(1)

Comments:

I like what I see in this plan and it will work well with the planned transit under Broadway. I support this project 100% and hope it moves forward.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 7/15/2019 6:04:36 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1) white rock bc
Postal Code: V4b 1y1
Email:
Phone:

Comments:

While currently not a resident in the area I do have strong ties and interests. I strongly support this type of built form along
broadway. It's more than appropriate. People need to stop being afraid of change. And frankly it's not even that high FSR

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 7/15/2019 3:53:03 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6e3w6
Email: s.22(1)
Phone:

Comments:

I wanted to thank the panel for approving this project. Large towers such as this are exactly what's needed near Broadway stations. Thank you for allowing for the city to progress and working to solve our housing issues.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 7/15/2019 11:32:25 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: v6h3w6
Email:
Phone:

Comments:

live nearby and support this project.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 7/15/2019 10:40:42 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. It's about time we started putting appropriate density into a neighbourhood a stones throw (or actually a part of) downtown Vancouver. We need many many more of these buildings to house Vancouverites in green transit oriented locations.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 7/12/2019 10:28:56 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1) Apt, Suite, Bldg. (optional)
Postal Code: V6H3T7
Email: s.22(1)
Phone: s.22(1)

Comments:

This would be a terrible place for such a high tower. There are already far too many towers in the city, many of them dark and uninhabited and extremely expensive. This is a low-rise area for the most part and I hope it stays that way.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 7/12/2019 11:29:41 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V4E2Z3
Email: s.22(1)
Phone:

Comments:

Please approve or add units to this development. I would love to live closer to downtown where I work but there is a lack of affordable housing and just rental housing in general. The city should be ashamed of the lack of action until now. Cities should be for those who live there not for investment.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 7/10/2019 2:17:23 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1) Vancouver
Postal Code: V6H 1B4
Email: s.22(1)
Phone: _____

Comments:

The expansion of the original proposal by adding so much more height is unconscionable. Such a gargantuan building will not only deprive the neighbors of essential light, it will set a new 'normal' for the entire Fairview corridor, leading to ever more blocking of light and views to the residents who bought in on the terms of the 'old' zoning plan.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 7/10/2019 12:28:31 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H 3W5
Email:
Phone:

Comments:

Dear Rezoning Board,

Thank you for this opportunity to comment on the rezoning for 2538 Birch Street (formerly 1296 West Broadway).

I don't usually comment on rezoning in the neighbourhood because I'm not opposed to densification in this neighbourhood (South Granville—Fairview). Generally I feel the developments that have been completed and approved recently match the character of the neighbourhood well. I'm not opposed to densification in this neighbourhood because I feel it's so central that densification would be expected. But so far, this densification has been in keeping with the neighbourhood/community business feel - lower towers, rather than skyscrapers.

I feel the 28 stories proposed for 2538 Birch Street is simply way too tall for this area. There is still a lot of space available along Broadway to densify by adding 10-14 story towers, which would better match the existing plan. While central, this neighbourhood is a neighbourhood, and it's not downtown. Doubling the building height in this instance would make 2583 Birch the largest building on Broadway, without adding any value to the neighbourhood. The developer has proposed "below-market units", but the units as described are still way too expensive to be called "affordable housing" for the average Vancouverite. The "affordability" of the housing these extra stories would offer is negligible at best. And by being so large, this tower will definitely set a new tone that changes the tenor and character of this fantastic neighbourhood. This extra height is simply not needed, when there are already many single story areas along Broadway left for development into medium 10-14 story towers, as well as lots of possibilities for densification on cross-streets that would continue to grow the neighbourhood, without turning it into a business district. This tower as proposed is too large, it will cast a shadow over much of the street and area, as well as set the wrong type of precedent for the future development of this neighbourhood, as a dense, but neighbourly community area. As a community member, I ask the board to reconsider this decision, and enforce current zoning for the development of a tower of 14 stories or less, that would be more in keeping with the existing neighbourhood. Best wishes,

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 7/9/2019 12:01:05 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6L 1E5
Email: s.22(1)
Phone: s.22(1)

Comments:

I fully support the increased density for this property - and this project should be fast tracked to allow more rentals in the city - we are in a critical situation and there is no time to waste to construct these buildings - don't analyze this one to death - just build homes for the people of Vancouver.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 7/8/2019 1:57:30 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H 0A6
Email: s.22(1)
Phone: s.22(1)

Comments:

I know from past experience that giving feedback to city officials is generally a waste of my time but I shall try again. Rental units , yes, building an oversized building impacting view corridors, no. Too tall and out of keeping with the more modest heights in the neighbourhood. Please reconsider the number of stories to a maximum of 15.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 7/8/2019 9:57:18 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6J2J1
Email: s.22(1)
Phone: s.22(1)

Comments:

Please stop putting up these towers in our neighbourhood - these monstrous buildings are ruining it. Please stop creating such density, which the neighbourhood cannot bear. Such density just creates additional problems that never are remedied.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 7/7/2019 8:20:37 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H3Y9
Email: s.22(1)
Phone: _____

Comments:

The building is too tall for the neighbourhood and somehow I know as soon as 1 building this height is permitted the developers will be lining up to build even taller buildings. Broadway will become like downtown no sun reaching the street and blocking sun from exiting apartments. Listen to the residents and complete the Broadway plan. 16 storey is almost too tall to fit in with the neighbourhood....

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 7/6/2019 4:09:23 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6R 1R3
Email:
Phone:

Comments:

I am strongly opposed to the subject proposal, and believe that it reveals the City's so-called Interim Rezoning Policy for the Broadway Corridor (<https://vancouver.ca/files/cov/broadway-planning-consideration-of-rezoning-applications.pdf>) for what it is -- meaningless.

The proposed 28-storey tower is entirely out of scale with local context and, like the Shangri-La downtown, would severely distort and redefine expectations for Broadway Corridor development.

In my view, MIRHPP is nothing but the City's latest gift to the development industry, and will only serve to sustain the feeding frenzy that is making Vancouver less affordable and less livable.

One only needs to read the UDI's response to the Interim Rezoning Policy (<https://udi.bc.ca/wp-content/uploads/2018/04/UDI-Newsletter-April-4th-F.pdf>) to understand the origin of policies like MIRHPP.

What's more perplexing and problematic is that 1) the UDI's letter was addressed to a Mayor and Council that presided over a decade's worth of similar policy, 2) that the same Mayor and Council were decidedly no longer to be found at City Hall following a timely civic election only four months later, and 3) that nothing has changed!

I encourage the City's new leadership and staff to reflect on the prior decade and recent civic election as public views on the subject proposal are weighed.

s.22(1)
Vancouver

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 7/6/2019 10:34:46 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6J1B7
Email:
Phone:

Comments:

If one 28 story building is approved, then soon there will be dozens of them all along Broadway. The limit should be 18 stories.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 7/6/2019 9:14:45 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)

Address: s.22(1)

Postal Code: V6H 0A4

Email: s.22(1)

Phone: s.22(1)

Comments:

This is insance and will kill the skyline. Strangly object as the home owner nearby!

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 7/5/2019 9:21:46 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H 1C7
Email: s.22(1)
Phone: s.22(1)

Comments:

I am very opposed to this rezoning. 28 storeys is too high for this area. Fairview Slopes needs to develop a sense of softer, safer community - living conditions and environment to welcome mixed ages and incomes. Tall buildings take away light from the street, cast shadows on buildings and contribute to a more formal living environment.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 7/5/2019 6:32:51 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6J2A6
Email: s.22(1)
Phone: s.22(1)

Comments:

Allowing Developers to build higher structures along West Broadway is going to result in a dense curtain being drawn on the mountain views that thousands of Vancouverites living south of West Broadway enjoy and appreciate every day. If the City wants higher density it should be along major arterial streets running north and south, not along West Broadway (or any other East/West Avenue) where the future result will be a high wall of buildings to block the magnificent city and mountain views that make vancouver an incomparable place to call home.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 7/5/2019 11:14:52 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6S 2E4
Email: s.22(1)
Phone: s.22(1)

Comments:

I support the application based on the rental guidelines, the supply of such units is a positive step by the City & developer...
It's central location and the future train extension make it a win/win

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 7/5/2019 10:31:47 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H 4G8
Email: s.22(1)
Phone: s.22(1)

Comments:

No decision on this development should be made until the Broadway Plan has been finalised.
This development is not in keeping with the neighbourhood.
This development should have the same height restrictions as all others along Broadway - 10 stories.
This development will put undue stress on the neighbourhood facilities - schools, parks, sewage etc
To increase density low rise town houses(like Cambie)should be encouraged.
Thank you for the opportunity to contribute to this decision

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 7/5/2019 8:50:27 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V5z 4r2
Email: s.22(1)
Phone: _____

Comments:

Birch and Broadway is the wrong site for a 28 storey building. This location has one of the highest elevations along the Broadway corridor. At 28 stories this would be one of if not the tallest building along Broadway. So to place the tallest building on top of one of the highest elevations results in a building that is extremely high and does not fit with anything in the neighbouring area or infact anything along Broadway. This proposal would tower over everything for many kilometres around. A building of 16 stories (the original proposal) would be less imposing. As a compromise I would suggest a wider 16 storey building with fewer non-market rentals and smaller sized market rental units. A smaller sized market unit would be rented out at a lesser rate thus increasing the stock of lower cost rental units. This could help satisfy the need for lower cost rentals.

A more ideal site for a large rental development would be just east of the Broadway/Cambie skytrain station. (The fire department had an office in the building). This site would not displace any existing residents, the elevation is lower, it is most convenient to transit. There are no parks in the area to shadow. There may be a slight blockage of the view from city hall, however, it may be politically prudent to show Vancouverites that the government is also willing to sacrifice it's view in order to help solve the housing problem.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 7/3/2019 8:02:09 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

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

Comments:

I am completely opposed to any plans to build a 28 story building in Fairview Slopes.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 7/3/2019 10:04:35 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H 1B2
Email: s.22(1)
Phone: _____

Comments:

I would like to express my support for this development. I am someone in their mid- to late-20's who currently lives at home in the neighbourhood because I can't afford to move out. The units provided under the MIRHPP program by this building would give me the opportunity to start to build my own life in Vancouver and continue contributing to the community. The additional shadowing caused by the extra floors is negligible, especially when considering the increased number of people that could be housed by this project. Is someone's desire to have a small amount of additional sun more important than the opportunity to secure additional rental units, especially more affordable rental units?

With regard to the design, I am relatively happy with most of it. The only specific suggestions I have would be related to bicycle parking. With the surge in e-bike and cargo bike usage, perhaps consider a slight redesign of the bicycle parking to accommodate e-bike charging, and the additional room needed to park cargo bikes or adaptive cycles for those that may have mobility challenges. Please also consider ensuring the route to the bicycle parking is wide enough (especially around corners) to allow for easy access, as I know this has been an issue in other buildings.

Thank you for your consideration.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 7/3/2019 9:15:01 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V5Z 1R6
Email: s.22(1)
Phone: _____

Comments:

I am supportive of the rezoning.

Until buying our current place, my wife and I lived in a rental building 2 blocks away at s.22(1) Before that I lived on s.22(1) this neighbourhood has been my home for most of my adult life.

The dedicated rental stock in this area (broadly speaking South Granville-->Cambie Village) is dated. Most of the newer buildings are condos, where some get rented but there is less security for tenants than in a rental building. Having new rental stock and providing options for lower/middle income people to have secure places to live in my neighbourhood is something I welcome.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 7/2/2019 7:03:35 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H 4H6
Email: s.22(1)
Phone: s.22(1)

Comments:

First I would like to say, the proposed plan of 28 stories on Birch does not impact me on almost all counts except... what you approve today becomes the standard down the road. In my neighbouring area there was a height restriction set a while ago for new buildings not to be more than 6 stories. Since then the Masonic is rebuilding their own building and adding a rental building with approximately 18 stories. We have ruined the downtown core charm of light hitting the sidewalks during the day. Please I beg you to consider every new building plan to not take away our skies. We do not have a 28 story rental building nor condo building on the Westside to date. This will set a precedent. Downtown can be a mess but please think very carefully to preserve the charm of walking down both sides of Granville street, Broadway, Main Street, Cambie street etc. and see sunlight from both sides of the street. All the major European cities have not lost their charm with plugging up the streets with one high rise after the other, even as their population has increased to much larger numbers than ours. Make the westside an example of a gentle Urban living environment. Thank you. s.22(1)

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 7/2/2019 4:32:21 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V5N 2Z6
Email: s.22(1)
Phone

Comments:

Comment on Rezoning Application for 2538 Birch Street

We do not live in the immediate neighbourhood of this development. However, this project demands reiteration of our broadscale and long-standing concern about how planning is being done across the entire city of Vancouver.

Here is one more instance of a precedent setting rezoning being proposed either immediately before or during the beginning of a formal planning process that includes the relevant site. This has happened in the past in the Kingsway-Knight Neighbourhood Centre (King Edward Village), in the Norquay Village Neighbourhood Centre (2300 Kingsway), in Mount Pleasant (the Rize), in Marpole (Granville at 70th), and in Grandview-Woodland (the Boffo-Kettle proposal, eventually abandoned). Here we see it happening to a site on Broadway early in the Broadway Corridor Planning Process.

Given that a 2018 rezoning of this site substantially increased the allowable height and FSR, a second application to sets an even higher threshold should not be approved in 2019. The original application in January 2017 under Rental 100 proposed a height of 159 ft. and an FSR of 7.07, far in excess of the 120 ft. height and FSR of 3.0 permitted under the original C-3A zoning. This increased height and density was granted despite the fact that the Rental Incentive Guidelines state that development in the C-3A area should generally follow the C-3A guidelines for height.

The developer opportunistically decides that more height and density might be obtained under the Moderate Income Rental Housing Pilot Program, which states that "supportable height and density will vary depending on the site" for projects in the C-3A zone that include at least 20% of residential floor area as Moderate Income Rental Housing. Proposed height is now 276 ft. (28 storeys) and proposed FSR is 10.52.

The height and density of this project should be kept at the previously approved 159 ft. height and 7.07 FSR. This would be compatible with the existing Broadway streetscape. To allow a 28-storey building in these circumstances would set a precedent and seriously compromise the entire Broadway Corridor Planning Process.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 7/2/2019 12:04:50 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: v5v 1c6
Email: s.22(1)
Phone: s.22(1)

Comments:

I support this proposed building for density and height. Provides much needed rental accommodation and some more affordable units. Our city needs to grow.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 7/2/2019 11:45:42 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6Z2C1
Email: s.22(1)
Phone: s.22(1)

Comments:

I am a young professional currently living in Vancouver. I grew up in Surrey and moved to the City in 2017. I have been renting in the city since then. Finding an apartment to rent that is a decent price is extremely difficult. As a s.22(1) in s.22(1) I was constantly overlooked for apartments. I am 100% in support of this project as I believe that Vancouver not only needs more rental supply BUT also needs to focus on transit oriented development. I have a s.22(1) in s.22(1) and seeing the way that Vancouver is growing and the commitment made to build the new Broadway skytrain line TOD needs to be more of a priority, this development follows that. This building is in a perfect location and will provide rental housing to those who need it. Mayor and Councillors, please seriously consider this development.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 7/2/2019 11:01:57 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)

Address: s.22(1)

Postal Code: V5Z 4B5

Email: s.22(1)

Phone: s.22(1)

Comments:

Much needed housing well presented and informative package and we have no concerns due to location that busy part of West Broadway with similar massing all around. A very positive contribution and Broadway is the best place for extra density due to the transportation.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 7/1/2019 4:51:36 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6r2s8
Email: s.22(1)
Phone: s.22(1)

Comments:

I think this is a great proposal. Due to the lower mainland housing crisis, we need more rentals in the west side of Vancouver. Retailers are struggling to find talented workers on the west side. Many employees of businesses on the west side live in east Vancouver or the suburbs and they often have a rapid turnover of employees due to their commute. This project should be a welcome addition to the community.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 7/1/2019 11:40:01 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6K 2T7
Email: s.22(1)
Phone: s.22(1)

Comments:

I am against the 28 Storey proposal on the Denny site because:

1. 16 storeys is more in keeping with the existing streetscape.
2. I am concerned the additional 12 stories requested for a rental building will set a precedent for larger buildings when the Broadway corridor plan is developed. NO Cambie and Marine Drive please.
3. Why is spot zoning being allowed when the Broadway Corridor Planning is just beginning. The scope of this planning swath along Broadway from 4th to 16th is huge. Have some fortitude. The developer can have 16 storeys or wait. Is a rental building of this scale worth setting a precedent? We have 6 storey rental buildings on Broadway in Kits and they fit into the streetscape just fine. There are probably more than enough empty houses/condos to fill the rental need.
4. There are no amenities near this building. So much for a liveable city. There is no nearby park, no grocery store, no elementary school, no high-school, no day care, no interaction space at street level, i.e. a Starbucks or a bar, or just a quiet place.
5. It seems to me, not knowing the scale on the drawings, that the elevators are too small for a paramedic's gurney. Please confirm with IBI.
6. What is the wait time for an elevator to come to the 28th floor (to go to work) vs the 16th floor on a 16 storey building?
7. Why 437 secure bicycle storage slots and no occupier storage? Secure market rental and moderate income rental people have stuff, more than just bicycles. I would suggest at 16 stories you could have bicycle and occupier storage on that floor plan.

A ring of towers around skytrain stations maybe a planners dream, but that concept is not endearing to many existing residents i.e. Oakridge is gross, it is not the Vancouver I want to identify with.

thank you s.22(1)

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 7/1/2019 8:47:34 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6K4V2
Email: s.22(1)
Phone: s.22(1)

Comments:

I strongly support the rezoning of 2538 Birch to allow a 28-storey building. The development will add badly needed rental units to the city. To solve the cities housing shortage will take bold moves to add additional density beyond what is currently allowed. The location of the development between two planned subway stations and its proximity to a major employment hub makes it an ideal location to add additional density.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/30/2019 4:25:44 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H3Y9
Email: s.22(1)
Phone: s.22(1)

Comments:

General thoughts: the proponent seems to have made a good application within the constraints of MIRH Pilot. While I am in favour of measures to increase the stock of rental housing, and lower income housing, I do not think this justifies doubling the height of the building. From a management perspective, I think it is a bad idea to approve doubling the allowable height on Broadway for one building when the 30 year OCP is just starting. There is too great a risk that you will approve one building that doesn't fit within the neighbourhood. Further, there is a significant concern among local residents (based on participating in two of the walking tours) that we don't want Broadway to become a wind tunnel and forrest like the downtown / Yaletown area. Finally, I think the parking space plan is inadequate. This may anticipate needs 50 years from now, but in the near term, we have to recognize that 63,000 people migrate into the Broadway area each day, while 35,000 migrate out. Our Transit system, even with the Broadway line, isn't going to serve this requirement. Only about 13,000 work and live here. This parking spot ration will push more cars into the already overcrowded side streets looking for space.

I also have to raise the question of why there is not more re-development of all the area south of Broadway. It is currently zoned for ~12 stories but is predominantly older 4 story. The concern of protecting current renters and low rents appears to created a barrier to redevelopment, which seems to be sorely needed. Perhaps this needs a "re-think". I don't think that there is any "social guarantee" that because you have low rents now, society will provide low rents indefinitely.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/30/2019 4:17:56 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

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

Comments:

While I welcome increased rental housing, and increased retail services (a grocery store would be nice) in my neighbourhood, 28 stories is out of character for this area. Yes, there will be increased building heights and overall density at Broadway/Granville, but this building would be a little much. There is no need for greater than 14-15 stories in this neighbourhood.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/30/2019 9:06:53 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H 1B5
Email: s.22(1)
Phone: s.22(1)

Comments:

This development is too much too soon. Double the site previously advertised is unacceptable as it completely changes the neighbourhood. Our parking which has already been impacted by Mobi bikes will further be impacted. Trades are refusing to come to our area due to the lack of parking. This is not downtown which is why people love it here. Keep these massive structures downtown

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/29/2019 4:55:05 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H 4C3
Email: s.22(1)
Phone: s.22(1)

Comments:

Precedent-setting height & density without any community plan to guide it,

Conflicts with the Broadway Planning Program,

not needed, there are lots of 3 storey walk ups in the area that could be replaced to increase density and provide rental units.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/29/2019 4:55:22 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V5Z1E1
Email: s.22(1)
Phone: s.22(1)

Comments:

I commend this developments attempt to bring much need rental housing to Vancouver, but unfortunately this proposal does not have my support.

Firstly, the building height that is proposed would be daunting to the neighborhood and is completely unnecessary to be this tall. I would like to state density doesn't always correlate to developing a building into a tower form. There are endless examples across the globe where density can be addressed in lower block forms. With a proposed FSR of 10.52, I would much rather see a double loaded corridor block form building of 10-12 storeys along the Broadway Corridor in this location. A maximum height of a 120' would more appropriate and digestible for the public and future vision of Broadway. Understandably there are building separation issues that need to be addressed with such a form, but I believe Vancouver is ready to break away from the architectural forms of the past, tower over a townhouse podium, to create a new urbanism that looks towards Vancouver's future.

Secondly, the Architecture that is being proposed is extremely underwhelming. A rental building such as this should be considered a background building that fits into the surrounding public realm. What is proposed is nothing more than typical Vancouver architecture that is boring and extremely dated. The attempt to create a more vertical feel for the building form out of the brick panels is a failure and will create nothing more than an eyesore. There also is information missing on how this proposal actually can meet the new energy code. For example, the exterior balconies are not thermally broken or insulated. How does this comply with the new energy code?

Lastly, I would like to comment on the proposed artwork for this project. Unfortunately much like the architecture the artwork is overwhelming. This particular corner deserves artwork that ties and speaks to the existing neighborhood that is not only appealing to view but carries an interesting and deeper meaning behind it.

As this proposal progresses through the Vancouver rezoning process I firm believe that at this moment it should be delayed to after the completion of the ongoing Broadway plan and Future Broadway Subway where the public and the city will have a better understand of the future vision of the Broadway Corridor that this proposal can comply too.

Thank you.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/29/2019 1:55:18 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6B 0E4
Email:
Phone:

Comments:

It is necessary in order to keep this city affordable and moving toward the future. Increased transit in the area in the coming years will be more efficient with higher density.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/29/2019 11:34:30 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1) Vancouver
Postal Code: V6H 4C3
Email: s.22(1)
Phone: s.22(1)

Comments:

I'm vehemently opposed to the 28-floor proposal. I fear that it'll set a precedent for buildings along Broadway, turning the street into a canyon of high-rises similar to the streets on West Georgia leading to the Lions Gate Bridge. It'd be out of sync with buildings that already exist in that location, and it'd spoil the neighbourhood feel I feel for the street.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/29/2019 10:35:42 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1) Langley BC
Postal Code: V2Y0Z5
Email: s.22(1)
Phone: s.22(1)

Comments:

I would urge them to build it taller if they agree to add more units under the MIRPP. With Skytrain coming to the Broadway corridor, and a stop nearby at Oak, it's the perfect time to get serious about densification.

Yes, I live in Langley. I have spent 5 years in Vancouver and will likely be moving back to the Fairview area in 2020.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/29/2019 10:21:19 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6R 2J9
Email: s.22(1)
Phone: s.22(1)

Comments:

16 storey building is acceptable but a 28 storey highrise changes the neighbourhood too much and will set a precedent for future development in Kitsilano.
It is downright wrong for this area.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/29/2019 10:11:33 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)

Address: s.22(1)

Postal Code: V6H 1S2

Email: s.22(1)

Phone: s.22(1)

Comments:

At 28 storeys the building is too high and out of context for the area. 16 is reasonable. Having seen the scale model at the open house it's imposing size would create shadows and block light for blocks around it. I'm opposed to the precedent it would set on the Broadway corridor for buildings over 16 storeys that would completely block the views of downtown and the mountains for all south of Broadway. At 28 storeys This building would be an unwelcome beacon on the landscape, in thousands of residents sight lines from downtown, south of Broadway and west and north Vancouver. A building that has that much of an impact on the landscape should be more thought out in terms of design. The building itself and exterior materials are already dated.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/29/2019 9:25:08 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)

Address: s.22(1)

Postal Code: v6h3t5

Email: s.22(1)

Phone:

Comments:

I'm delighted by any and all housing initiative that attempt to bring affordable housing into Vancouver. I'll be glad to see a building under the Moderate Income Rental Housing program, and I think this should go forward. I appreciate this many more rental units coming in our area. Please do go forward with this.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/29/2019 9:15:51 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H4G5
Email: s.22(1)
Phone: s.22(1)

Comments:

Much as I support moderate income housing, I don't see why we have to make the Broadway corridor look like downtown Toronto, the most sunless city in Canada! Adding 12 storeys to an already approved building is unfortunate as it won't be long before 28 becomes 40 becomes 60 and so on.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/29/2019 8:20:39 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)

Address: s.22(1)

Postal Code: V6H1K9

Email: s.22(1)

Phone: s.22(1)

Comments:

I'm in favour of the rezoning application. Vancouver needs more rental units to help with the chronic shortage of affordable rental units. I'm a renter and millenium and will probably be forced to be a lifelong renter if I stay in Vancouver due to the unaffordable housing market.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/29/2019 7:22:04 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1) Vancouver bc
Postal Code: V6h 1p8
Email:
Phone:

Comments:

I am strongly opposed to proposed 28 stories in this neighbourhood and the precedent this will set with density, light, congestion, and other concerns about livability and viability with respect to cost, current and long term residents & seniors on fixed incomes who are renting and concern about unaffordable rental hikes. Concern how this will impact community resources, such as emergency services, transportation, green spaces, loss of light good neighbourhood feel with any height more than 10 stories.

I strongly oppose any building height more than 10 to 16 stories!

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/28/2019 11:32:02 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6h1k4
Email: s.22(1)
Phone: s.22(1)

Comments:

I live in the neighbourhood and I'm so happy to see the density increasing in the city. I don't want to get priced out of the city and increasing the rental stock is the first step to making the city more affordable. Thank you!!

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/28/2019 9:17:05 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H1G6
Email: s.22(1)
Phone

Comments:

There is already to many people, cars in the area. There is luck of space in the schools and daycare. Infrastructure is 70 years old . I can tell run for profit is even older. This is exactly the opposite of what MIRH program suppose to mean and bring socially. Pure uncovered greed, obstruction, inconvenience for everyone . It would be shame if this Council approve the nonsense.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/28/2019 7:45:49 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1) Vancouver BC
Postal Code: V6H 1K5
Email: s.22(1)
Phone:

Comments:

It's great, we need more of this. I live two blocks from this site and I support this wholeheartedly.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/28/2019 7:45:08 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V5z1r3
Email: s.22(1)
Phone: s.22(1)

Comments:

I'm so excited to see more housing built in the area! I'm looking forward to having more families in the neighborhood.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/28/2019 6:01:44 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6T2G9
Email:
Phone:

Comments:

I absolutely love the idea and would like to see Vancouver continue to introduce multi-use zoning throughout the city. The more new development, the better!

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/28/2019 4:22:20 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)

Address: s.22(1)

Postal Code: V5Y 0C9

Email: s.22(1)

Phone: s.22(1)

Comments:

Support more rental housing in Vancouver.
The real estate market is out of whack. We need more rental.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/28/2019 2:08:34 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V5T0A1
Email: s.22(1)
Phone: s.22(1)

Comments:

I strongly support this MIRHPP building. The additional floors for more affordability trade under MIRHPP is a good trade, and it is certainly a much better program than the Million-Dollar-Detached-Home-Program (MDDHP) deployed by staff in the vast majority of the city.

While MIRHPP can be tweaked and refined, I would strongly encourage staff to scrap the MDDHP immediately. Though the MDDHP has been deployed on some 76% of Vancouver's residential land, it has produced hardly any affordability at all. This is a huge problem for the majority of Vancouverites who cannot afford a place on that 76%.

The quiet streets dominated by the MDDHP homes would be particularly nice places to consider expansion of the MIRHPP, as these are less polluted than arterials, and staff should endeavour to protect citizens from automobile pollution wherever possible.

The only issue with this building is that it incorporates far too much parking- more even than is technically required. I hope that staff and Council remind future applicants that Council has declared a "Climate Emergency" and that building subsidized car storage in new buildings with 50-100-year expected life cycles is not consistent with that direction.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/28/2019 2:00:52 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6B0E6
Email: s.22(1)
Phone:

Comments:

I am writing to voice my support for this housing development.

I currently live in a 600 square foot apartment with my wife and our s.22(1). We are lucky to have our place, which is relatively affordable since we have been there a long time, however, we are currently looking for a larger apartment to house our growing family. The cost of housing in Vancouver is so high that even renting a modest apartment strains the budget of our dual-earner household - buying is out of the question.

This kind of development would provide the kind of housing our family requires. Vancouver has an acute shortage of suitable housing for young families such as ours, so I urge the council to approve this building and many more like it.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/28/2019 1:25:14 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)

Address: s.22(1)

Postal Code: V6h 1C3

Email:

Phone:

Comments:

Love it. We desperately need higher density in the area. Fairview slopes needs more people, more restaurants, more commercial activity.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/28/2019 1:21:28 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: v6h 4a6
Email:
Phone:

Comments:

far too high for the neighbourhood, the original proposal was more in keeping with the surroundings

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/28/2019 1:07:54 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1) Vancouver
Postal Code: V6H 1J1
Email: s.22(1)
Phone: _____

Comments:

I am very much opposed to this rezoning. The proposed building is much too tall. I would like a building of 6 stories maximum. Also the affordable rents proposed are NOT AFFORDABLE. This building would change my much loved neighbourhood for the worse. Please don't approve it. It will harm by quality of life.

From: mailpost@vancouver.ca

To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>

Date: 6/28/2019 1:05:40 PM

Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)

Address: s.22(1)

Postal Code: V6K 2E8

Email: s.22(1)

Phone: s.22(1)

Comments:

I think this is a great idea for the area

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/28/2019 12:29:40 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H1B6
Email: s.22(1)
Phone: s.22(1)

Comments:

I oppose the proposal. It would be possible to fit 31 MIRHPP units in the originally zoned 16 floors. The developer wants to add 12 floors for only 22 more MIRHPP units. This is pure greed.

The original proposal (or modified but restricted to 16 floors) should go ahead, or should be shelved until the Broadway Plan is approved

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/28/2019 12:23:19 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)

Address: s.22(1)

Postal Code: V6R 3S4

Email: s.22(1)

Phone: s.22(1)

Comments:

I support the proposed development. I'm sick of city council turning down purpose built rentals because it doesn't fit the "Character" of the neighbourhood. Character is just another word for status quo. I have a young family and understand the frustration of trying to make it in this city while older residents act as gate keepers to westside communities. More rental housing now!

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/28/2019 12:14:46 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1) Vancouver
Postal Code: V5R5R2
Email: s.22(1)
Phone: s.22(1)

Comments:

I think this project fits in very well with the current city plan of creating more affordable housing units within the city of Vancouver. It's proposed 53 MIRHPP units accounts for nearly 22% of the total rental units to be built. It would definitely contribute to the City Plan of creating MIRHPP units over the next 10 years for moderate income earners.

Also this project fits in quite well with the "Broadway Plan" which calls for more housing affordability and broadens employment opportunity as there would be commercial uses on the ground level to allow shops and markets to be built.

I would greatly support this project to go ahead as planned.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/28/2019 11:47:15 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H1C7
Email: s.22(1)
Phone: s.22(1)

Comments:

NO TO THIS PROPOSAL.

28 stories is too high for this neighbourhood. We have construction expected in at least 8 buildings in the surrounding area with all proposed increased density and no change to local infrastructure to support it. Too much, too soon with no sense of pacing and adjustment for the area.

As someone born in this city, I don't want to live in this proposed version of Vancouver.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/28/2019 11:39:10 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H3Y9
Email: s.22(1)
Phone: _____

Comments:

- 1) The proposed height of this building at 28 stories is twice the height of other buildings in the neighbour hood and completely out of place. It should be entirely possible to accommodate MIRHPP housing in buildings of 14-16 stories.
- 2) The developer already has "approval" for 16 stories which would be more appropriate, fitting the local environment. Why not make 20% MIRHPP ??
- 3) A 28 story building sets a precedent for Broadway buildings which will lead to the area becoming sunless canyons like The West End and Down Town, destroying the current ambience enjoyed by residents.
- 4) The MIRRHPP unit sizes in the building are impractical. For example, how can family of 2 adults and 3 children live in a 3 bedroom apartment of 824 sq ft with 10 or 15 stories to the ground or above to a terrace. The stresses on the family and building structure will be huge.
- 5) 61 apartments have no parking spaces. People need to travel to work, as only a few will work in the area served by current public transport. Will they park on the already wildly congested local streets??

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/28/2019 11:17:17 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V5Z 1L9
Email: s.22(1)
Phone: s.22(1)

Comments:

I am strongly in favor of this. Towers have been going up along this stretch of Broadway for the last couple decades, and this increase in density is warranted along this major transit corridor. With the Broadway Subway coming in, these old 1-story business lots absolutely should be replaced by dense office and residential buildings, so that more people can both live and work in the area.

I ask that council be bold in approving higher density in this area to promote growth and improve housing availability along the Broadway corridor.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/28/2019 11:08:07 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H 2T6
Email: s.22(1)
Phone: s.22(1)

Comments:

I attended the open house last evening and I have to say that I am even more opposed to a 28 storey monstrosity in our neighbourhood! I am in favor of progress, affordable housing, etc., but this project will harm the area and it seems to me that it is intended to benefit the developers, much more than it will benefit the taxpayers and citizens of Vancouver. My wife and I lived in large Asian cities for s.22(1) years, including s.22(1). This proposed development will be the tip of the iceberg, with more monstrosities to come, if this goes ahead. Yes, public transportation is factored in the plan, but nobody will convince me that a building of this size will not cause traffic congestion and serious parking issues...and this will be only the first one to be approved, if this one is. My Asian friends moved to Vancouver because they didn't want to live in congested, polluted, unlivable cities. Are we trying to turn Vancouver into one of these? We will be able to say goodbye to the title of "most liveable cities on the world" if we choose to go this route. I, among many, don't want to see the greedy developers and their supporters in the city administration win this. 16 Storeys is more than enough - build more 10 to 16 storey buildings along West Broadway and keep our neighbourhood and city liveable. We've paid taxes for a very long time in this city and that should count for something! If this 28 storey monstrosity goes ahead, our property values will go down, while the greedy developers will be even further enriched - is this really the goal?!

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/28/2019 11:04:11 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V5R4L6
Email:
Phone:

Comments:

I work in the area, and completely agree that a 28 story tower is just fine.
This is West Broadway, which is the second most dense area of Vancouver besides downtown.

There are already towers around VGH, admittedly not as tall, but regardless, already have set the skyline for this area.

Completely agree that all new highrises should have some component of rental/subsidy included. Focus on 2/3 bed suites instead of studio/1 bed please.

In short, I am happy to see this type of development on West Broadway, and would love to see more.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/28/2019 10:47:43 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1) Vancouver BC
Postal Code: V5Z3H6
Email: s.22(1)
Phone: s.22(1)

Comments:

I think it's fantastic and would like to express my enthusiastic support. I have lived (rented) in Fairview Slopes for 8 years, and hope to continue to do so. Broadway is a strip of ugly buildings in a city starving for rental units. This is exactly what we need. While I feel there could be even fewer parking stalls (or at least parking decoupled from rent) I'm glad there are at least fewer stalls than units. The building I rent in has 0 car parking spaces for 9 units and a very full bike room - we just simply don't own cars and use transit, walking, cycling and sometimes car share instead. I'd love to see new transit-adjacent rental buildings offer no car parking or only a small handful for accessibility. With the growth of e-bikes and cargo bikes, it would be a worthy innovation to instead offer secure e-bike/e-cargo bike charging spots in place of some of those car parking allocations in this building.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/28/2019 10:25:11 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H 3V1
Email: s.22(1)
Phone: s.22(1)

Comments:

Do not need a building that high in this neighbourhood.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/28/2019 10:13:13 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V5T0H1
Email: s.22(1)
Phone: s.22(1)

Comments:

I fully support the rezoning. Its a great location for increased density and an increase in rental stock.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/28/2019 10:07:34 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6Z3C2
Email: s.22(1)
Phone: s.22(1)

Comments:

I think this project looks great and will add much needed rental units for this area. It looks quite nice and will blend in with the current neighborhood. I think it could be larger and higher but as of now I fully support this project.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/28/2019 10:05:46 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1) Richmond
Postal Code: v6x 3v2
Email:
Phone:

Comments:

I used to work in the area, and would have love to see more density in the area. If there were more units available near the area (and faster transit), I'd have chosen to rent near my workplace.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/28/2019 9:55:57 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: v5z 1w4
Email: s.22(1)
Phone: s.22(1)

Comments:

I strongly support this rezoning application. As a renter in a nearby neighbourhood we need more units available for market rentals for all income levels. Developing high density rental housing along a major transit artery should be a priority and this rezoning must be approved

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/28/2019 9:48:07 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V5K3B8
Email: s.22(1)
Phone: _____

Comments:

I'm in favour of the proposed rezoning as it can potentially help alleviate the current lack of vacancies in the rental market.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/28/2019 9:47:46 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V5T 2Y7
Email: s.22(1)
Phone:

Comments:

I totally support the rezoning. Density is important in ensuring affordability in this city.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/28/2019 9:47:34 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6G1R1
Email:
Phone:

Comments:

Yes yes yes! Build all the rental! Make it easy and cost effective for developers to bring more rentals to market, because Lord knows we need 'em. COV needs to be doing everything it can to get thoughtful, well laid out density in the right areas.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/28/2019 9:41:23 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 support the rezoning described in this proposal. Thank you.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/28/2019 9:38:00 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6E2B3
Email:
Phone:

Comments:

As a person of moderate income, I support the rezoning application and any that increase density and affordability of housing.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/28/2019 9:37:00 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V5N 0A5
Email: s.22(1)
Phone: _____

Comments:

I strongly support this proposal. Broadway is a massive employment district and a key transportation corridor - towers are entirely appropriate for the area.

Adding extra floors that are 50% below-market is a no-brainer, that's a great deal for the city.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/28/2019 9:30:58 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6L2Y8
Email: s.22(1)
Phone: s.22(1)

Comments:

The increase in height is not acceptable for the surrounding neighbourhood and will block views and visual corridors for others.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/28/2019 9:24:42 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6G 1N1‌
Email:
Phone:

Comments:

Support the rezoning in full — would gladly support 40 stories instead of 28.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/28/2019 9:13:17 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H4A6
Email: s.22(1)
Phone: s.22(1)

Comments:

This is a pilot project for subsidized housing and although is support of this do not agree with application to increase size above original proposal which would make this building much taller than other similar structures in the neighborhood and am concerned about the increased population density potential and concerns for the neighborhood.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/28/2019 9:09:13 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)

Address: s.22(1)

Postal Code: V5X 1V7

Email: s.22(1)

Phone: s.22(1)

Comments:

I would like to see the city ask for additional floors and units added to this project. If that is not viable, I believe the city should make haste in facilitating this project, and others like it which will provide housing security to many people in our city who suffer without it.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/28/2019 8:54:29 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)

Address: s.22(1)

Postal Code: V5t1t1

Email: s.22(1)

Phone:

Comments:

I am in favour of this project. Please build more rental housing and don't listen to the NIMBYs.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/28/2019 8:33:48 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6E 1T8
Email: s.22(1)
Phone: s.22(1)

Comments:

I don't want this for-profit building to be built. It is not going to be "affordable". I want non-profit rental buildings to be built.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/28/2019 8:33:00 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6r2b8
Email:
Phone: s.22(1)

Comments:

It will add much needed density to a main corridor and is a great proposal. Building is in character with neighbourhood as much as possible as things are meant to evolve.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/28/2019 8:26:29 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6K1G3
Email:
Phone:

Comments:

This is a great idea. Build it taller even. We need more housing density.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/28/2019 8:22:38 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V5N2M6
Email s.22(1)
Phone:

Comments:

Vote yes!! What a fabulous opportunity to build secured rental and an ideal spot for density. Please don't be the NIMBY council. Vancouver needs this

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/28/2019 8:02:15 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6G1B5
Email:
Phone:

Comments:

I think this is a fantastic step. The fact that the Broadway corridor has so many one- and two-story buildings (one of the major streets in this city!) is ridiculous. The area needs more density - and, as an aside, more transit to match.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/28/2019 7:53:26 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H 1R2
Email: s.22(1)
Phone:

Comments:

I read this quote in the Courier: "Garrison maintains, if approved, the development proposal for 2538 Birch St. won't set a precedent for the neighbourhood." If this building (that doesn't belong in this neighbourhood in my opinion) goes ahead, I want this quote to be read back to the City officials who let this get built in the future. Of course it will be precedent setting. Those people who are for this high rise being built in this location aren't just for this building; they are saying we need more buildings like this. We don't. Not here. And the argument about the affordable units? They make up such a small portion of the number of units, it's laughable and hardly addressing a serious affordability problem. Those people who think this is the answer should think about the older buildings in this neighbourhood that get bought, 'gentrified', and the rents get doubled or more, or it becomes a strata building. Affordability is being lost with these types of new high rises, not added to. The City also has a long-term plan being developed for Broadway. Why would they ok this now? The fact that the developer went from 16 to 28 floors (!!!) and it is being considered shows who is actually running things in the city. It's a developer's paradise. I hope this is not approved and the message gets out that City Hall listens, follows a long-term process, and makes wiser decisions.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/28/2019 7:17:10 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V5t 0a1
Email:
Phone:

Comments:

We need more density and more housing. Please build this.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/28/2019 7:13:09 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6C1T2
Email: s.22(1)
Phone: s.22(1)

Comments:

I am very interested in seeing this rezoned to accommodate a new 28 story building. There is absolutely no availability of housing in that area - we need more supply asap!

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/28/2019 7:06:36 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1) Vancouver
Postal Code: V5T 4T6
Email: s.22(1)
Phone: s.22(1)

Comments:

This seems like a good increase in density in an area that needs more rental capacity, I think it should go ahead.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/28/2019 6:57:20 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V5N 5R5
Email: s.22(1)
Phone: s.22(1)

Comments:

Looks great! Could be even taller!

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/28/2019 6:53:13 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V5z2p8
Email:
Phone:

Comments:

Project should be allowed upto 40 stories. More 3 bedroom units should be included.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/28/2019 5:22:34 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

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

Comments:

I wish to register my opposition to a 28 storey building as proposed in the rezoning application above. In my opinion, the height of the building is not in keeping with the development of the residential south side of False Creek.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/28/2019 4:56:54 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V5T 1M1
Email:
Phone:

Comments:

I support this project wholeheartedly. This location is a prime target for densification.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/28/2019 12:27:56 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V5R 1L3
Email: s.22(1)
Phone: s.22(1)

Comments:

As someone who visit the area frequently and have worked around the area in the past, I fully support this development proposal. This area is in vicinity to many services and amenities, VGH and many businesses/offices and a direct bus ride to UBC and various other educational institutions. With the incoming subway, this area will only become more attractive to many. Affordable rental at the proposed scale in this area should be welcomed.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/27/2019 11:31:26 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V5b2j5
Email:
Phone:

Comments:

Fine with me.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/27/2019 11:00:11 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H1N8
Email: s.22(1)
Phone: s.22(1)

Comments:

I 100% approve and support the rezoning.

I am a s.22(1), and moved here with my wife. We can barely make ends meet because our rent is incredibly high, even though we both hold PhDs.

Older people will fight this because they don't want changes to this city, and feel like this is not needed.

The only way for us, younger folks, to ensure a better future is by having more supply on the rental market. We NEED this.

Most of older folks have all the time in the world to fight this, but anyone working one (or often two !!!) full time jobs do not necessarily have the energy or time to voice his opinion, so here is mine.

Please build more rental like this.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/27/2019 10:56:15 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6B6M3
Email:
Phone:

Comments:

Boring building proposed, but this height and density are perfectly suitable for such a core part of our city. The whole corridor and 400m north and south should ALSO be at those densities. The MIRH pilot program is a great START - keep it up!

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/27/2019 10:36:08 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6K0B1
Email:
Phone: s.22(1)

Comments:

I am writing to convey my support for this proposed rezoning. My partner and I are working professionals with higher than median incomes. We are fortunate to have secured a rental a number of years ago following an exhausting, and frustrating search for adequate housing. However, come yearly lease renewal, we are always concerned of the potential of losing our current residence and being forced to return to the rental housing market. We are heavily supportive of increasing the number of rental units, and commercial space available, particularly because the ability to purchase a home in Vancouver has decreased drastically in the past number of years.

If those opposing this rezoning want businesses to flourish, and all generations to stay, build, and grow Vancouver, than they should reconsider their stance on additional rental housing.

Thank you

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/27/2019 10:31:52 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6G1J4
Email:
Phone:

Comments:

I fully support the rezoning. Affordable rental buildings are vital for young professionals and low income families to survive in Vancouver

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/27/2019 10:28:17 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1) Vancouver bc
Postal Code: V5m1x6
Email: s.22(1)
Phone:

Comments:

Get Er done. We need the density and the comedtial spaces at grade. It's an excellent spot for a high rise

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/27/2019 10:26:09 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1) [REDACTED]

Address: s.22(1) [REDACTED]

Postal Code: V5M 4V6

Email: s.22(1) [REDACTED]

Phone: s.22(1) [REDACTED]

Comments:

Great idea, might look into moving into that neighborhood if we can get more towers like that

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/27/2019 9:42:07 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1) Burnaby
Postal Code: V5C 0B4
Email:
Phone:

Comments:

28 floors is pathetic. We have towers going up in Burnaby which are double that -- and the site of this development is far more central. We desperately need more housing in Metro Vancouver, and this just doesn't cut it.

I recommend denying the application unless it is revised to include a minimum of 400 rental units and a FSR of at least 15.0.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/27/2019 9:41:59 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1) Vancouver
Postal Code: V6k1s3
Email: s.22(1)
Phone: s.22(1)

Comments:

Build more rentals!

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/27/2019 9:24:57 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6E3W6
Email:
Phone:

Comments:

28 storeys is too short for a rental building near a major transit station. Vancouver has consistently failed its rental development goals. This development is exactly what we need exactly where we need it. Vancouvers rental vacancy rate is under 1%, this is a much greater crisis to this city than climate change or fentanyl. Yet it continually gets ignored.

I completely expect Swanson to vote this down because she has completely betrayed her voter base and sided with the rich who don't care. I ask that Council do exactly what they were elected to do and solve this rental vacancy crisis by either approving this development or sending it back and asking for more height/units, as you should be doing.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/27/2019 9:14:36 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V5L 4G2
Email: s.22(1)
Phone: s.22(1)

Comments:

I think this is an excellent project and great location for density. I used to live close to the neighborhood just the other side of Cambie. I'd love to see this kind of project closer to my neighbourhood in commercial drive as well.

Top to bottom this is an excellent proposed project

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/27/2019 8:11:33 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1) [REDACTED]
Address: s.22(1) [REDACTED]
Postal Code: V3m 3m6
Email:
Phone:

Comments:

Increased density will grow employment. New development will improve & upgrade utilities, storm water management and new amenities. New building codes improve energy efficiency, manage water usage more economically. I think having rain water be harvested for dry spells is really important. Also landscaping should be attractive to bees, captures rain water & filter it, provides outdoor enjoyment.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/27/2019 7:53:22 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)

Address: s.22(1)

Postal Code: V5R 2Z2

Email: s.22(1)

Phone: s.22(1)

Comments:

I see the value in developing affordable rental units for families who would like to reside in Vancouver, and continue to support local businesses and the economy. Good luck!

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/27/2019 7:50:45 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)

Address: s.22(1)

Postal Code: V6h 1c3

Email: s.22(1)

Phone:

Comments:

I wanted to attend the open house this evening to voice support of this Rezoning but regretfully had to work late. I am a homeowner nearby and would welcome this rental building into the neighbourhood.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/27/2019 7:48:26 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6L 1Y5
Email: s.22(1)
Phone: s.22(1)

Comments:

Totally in favour of 28 stories. Yes a community plan would be grand and should be done but affordable housing needed now and densification now. Now
In favour of Application

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/27/2019 7:06:08 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H 4G8
Email: s.22(1)
Phone: s.22(1)

Comments:

The proposed 28-story building at the corner of Birch and Broadway is much too tall for the neighbourhood. 14 stories would be enough. A building of that size is incompatible with the character of the Broadway corridor and the South Granville neighbourhood

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/27/2019 6:50:12 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H1J7
Email: s.22(1)
Phone: s.22(1)

Comments:

The additional storeys will have a significant deleterious effect on livability for residents in this neighbourhood. Spot zoning of this magnitude should not proceed until the Broadway Plan has been concluded, with full input from the community. A precedent of this magnitude will destroy the City's ability to bring forward planned, sensitive and desirable density increase while preserving view corridors, and without undue burden on current residents in the area. Why have a plan if exceptions like this destroy the ambience and livability of the area by being so out of scale. According to a City planner at the June 27 open house, a mere 20% of units in the additional floors will accommodate people on low or fixed income. This seems inordinately small for such a bonus to the developer. The neighbourhood is being forced into a dramatic, not a scalable change. Please reconsider endorsement and approval of this application and revert to the agreed upon 16 storey building.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/27/2019 6:29:21 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: Van 1j6
Email: s.22(1)
Phone: s.22(1)

Comments:

Reduce hight and use to original prposal

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/27/2019 6:15:20 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6K 2W5
Email: s.22(1)
Phone: s.22(1)

Comments:

WE STRONGLY SUPPORT THIS PROJECT. HEIGHT AND DENSITY IS THE ONLY WAY TO CREATE AFFORDABLE HOUSING. HIGHER DENSITY ALSO REDUCES THE ENVIRONMENTAL IMPACT OF BUILDING HOUSING.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/27/2019 6:12:34 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H 1J6
Email: s.22(1)
Phone: s.22(1)

Comments:

No 28 floors!!!! Much too tall - too many people. Rents are not what I would call "reasonable" - will be difficult for seniors on limited incomes to stay in the neighbourhood. Will add even more people trying to find street parking.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/27/2019 5:12:36 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

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

Comments:

I have lived in Fairview Slopes for s.22(1) now and value the neighbourhood very much. The current proposal to rezone 2538 Birch Street into a 28 story building is most disturbing. At this point in time the highest building in the area is 14 floors. To allow a 28 story building would not be in keeping with the character of the neighbourhood and would set a precedent which would change our neighbourhood forever. I understand the need for more housing but do not feel a building of this height is warranted. I support the original 16 floor approved height. Please do not allow this rezoning application for 28 floors to go through.

Sincerely,

s.22(1)

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/27/2019 5:10:38 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6K 2K6
Email: s.22(1)
Phone:

Comments:

I am opposed to the height (28 storeys) of this proposed building at 2538 Birch Street. If we are to retain any type of neighbourhood 'character' in Vancouver, developers must have limits placed their boundless wishes. Families must have housing which is affordable in neighbourhoods where their children have walking distance access to parks and amenities and schools. High rises, such as this proposal will completely eliminate the existing neighbourhoods and communities along Broadway. This singular proposal is, I believe, the beginning of huge real estate development from Birch through to Alma, and further West, as well as the Jericho Lands site. As a neighbour of mine said yesterday, he foresees a time when downtown Vancouver will stretch to Richmond. He may well be right...if Council allows this type of rezoning to go ahead. Vision Vancouver did not re-surface during the last municipal election...are the new Councillors and Mayor prepared to simply walk in Vision's footsteps or are they sufficiently courageous to put residents and neighbourhoods first, and developers second? If the choice of design for expanded transit was less expensive, we would not need all of the proposed high rise development to pay the exorbitant costs of an underground rail line.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/27/2019 5:00:17 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6K2W9
Email: s.22(1)
Phone: s.22(1)

Comments:

I am very pleased to see that this is being considered under the Moderate Income Rental Housing Pilot Program.

We must encourage Moderate Income Rental Housing in the city!

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/27/2019 4:53:07 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6R 2C6
Email: s.22(1)
Phone:

Comments:

The proposed 28 storey building for this site is most incompatible with the character of this neighbourhood. It will effectively dwarf all structures in its environs. It is therefore a "badly mannered" building. Moreover, it is not part of any coherent plan for South Granville, Fairview, or Broadway. As such, it should be disallowed.

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From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/27/2019 4:36:38 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H1K6
Email: s.22(1)
Phone: s.22(1)

Comments:

I'm for rental housing yet do not support a 28-floor building in this location. How can we allow precedent-setting height & density without any community plan to guide it? The Broadway Plan hasn't been finalized yet. Does the Broadway Plan vision include 28-floor buildings lining the corridor? If one 28-floor building is approved then how can you not allow every building on Broadway to be that tall? Spot zoning doesn't work.

It will put a strain on existing utilities, schools, emergency response etc It's completely out of sync with what exists in the Broadway corridor.

It could also trigger the loss of many of the 3-4 story affordable housing stock in the area.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/27/2019 3:39:14 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H1V6
Email: s.22(1)
Phone: s.22(1)

Comments:

I believe this will have a positive impact as the community needs more rental housing and increased density.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/27/2019 3:37:18 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6B0B9
Email:
Phone:

Comments:

This development would be great for the community. By increasing rental supply, it will help with Vancouver's housing market problems.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/27/2019 3:33:52 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H 1N7
Email: s.22(1)
Phone: s.22(1)

Comments:

I have been resident in the Fairview Slopes neighbourhood for s.22(1). I strongly believe a tower with height exceeding the surrounding buildings, built on the former 1296 Broadway precedent will set a negative precedent for the area. It's construction will destroy the view and natural beauty for many residents.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/27/2019 3:24:01 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V5V 1R6
Email: s.22(1)
Phone: s.22(1)

Comments:

Dear Council,

I am writing in support of the proposed development at 2538 Birch Street.

As a professional in my s.22(1), I have serious doubts as to whether I will be able to afford to stay in Vancouver over the long term. Vancouver desperately needs more purpose-built rental housing.

The location on the Broadway corridor and near a future Skytrain route makes sense for a project this size.

Please support this project.

Kind regards,
s.22(1)

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/27/2019 3:23:22 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H 1S4
Email:
Phone:

Comments:

Good to see more affordable housing for Vancouverites. Interesting to see what type of commercial property will be put into this location. Commercial use on the ground floor will revitalize a portion of Broadway that has less foot traffic. This will link the heavily walked Broadway Granville section to other frequented businesses at Broadway Spruce (Toys R' Us)

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/27/2019 2:46:20 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6J 1H1
Email:
Phone:

Comments:

Projects like this one are essential for addressing the rental housing shortage we face in Vancouver. Increasing rental stock and density on major arterial roads around transit nodes is the most logical step to address rental shortages. The fact this project has a significant portion of units catered to families and to moderate income households adds tremendous value to the community and the City of Vancouver as a whole.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/27/2019 2:22:45 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V5Z1C3
Email: s.22(1)
Phone: s.22(1)

Comments:

I think it's a great idea and I fully support the project.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/27/2019 2:06:02 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V1M 1Z5
Email: s.22(1)
Phone:

Comments:

This is a great opportunity to provide affordable housing for Vancouver residents as well as more job opportunities for construction workers.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/27/2019 1:00:58 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1) Maple Ridge, BC
Postal Code: V2X 2N6
Email: s.22(1)
Phone: s.22(1)

Comments:

This is an exciting opportunity to provide more affordable housing for Vancouver residents and forms part of the 'Moderate Income Rental Housing Pilot Program'. This new project would also provide work for many people. The surrounding neighborhood already has high-rise build form surrounding this property. *I believe this to be a win-win opportunity

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/27/2019 12:56:08 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)

Address: s.22(1)

Postal Code: v6h 1j7

Email: s.22(1)

Phone: s.22(1)

Comments:

I would like to see approval of increase in height for this building put on hold until the Broadway plan is considered and completed. I strongly believe that allowing one building on Broadway or area to grow to 28 stories will be a beginning of many more very tall buildings in the area. That is a huge change to the look/feel of this part of the city. I'd rather that we didn't look at one building in isolation but rather consider the whole area and see what the residents of the city would like to see. I don't think that this should be about rentals, it's a larger issue of planning and liveability. I have support for increase rentals but maybe spread them out. I have an issue with very tall buildings where they don't fit in and starting a precedent of more tall buildings. It's too much of a drastic change.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/27/2019 12:41:17 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6B 2p6
Email: s.22(1)
Phone: s.22(1)

Comments:

I think it's a beautiful building and fantastic that were building up our rental inventory again. I hope the project gets full support from planning and city council. Thank you

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/27/2019 11:20:06 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

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

Comments:

I am very concerned that the proposed added stories will set a precedent in our community to over populate an already very congested space. The landscape of Fairview has been to protect the views and provide a community feeling- 28 stories is getting just a little too high on this side of the water. I am fine with the originally proposed 16 stories.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/27/2019 11:00:53 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1) Vancouver
Postal Code: V6K 2S5
Email:
Phone:

Comments:

I think the proposed project is really good for the area.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/27/2019 9:42:15 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)

Address: s.22(1)

Postal Code: V6H1B7

Email: s.22(1)

Phone s.22(1)

Comments:

I don't pretend to know much about building heights or population density studies, but having been a resident of Vancouver for for over 50 yrs I do see the beautiful skylines being negatively affected by taller and taller buildings.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/27/2019 8:45:19 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6j2h7
Email: s.22(1)
Phone: s.22(1)

Comments:

This 28 story building proposed is way too tall for the character of the neighbourhood..
I totally oppose it. Keep it to 15 storeys!

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/27/2019 8:45:27 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6M 3G8
Email: s.22(1)
Phone: s.22(1)

Comments:

I support the rezoning of this parcel of land. The city needs more density to meet the need for housing. The purpose built rental building supports locals that want to live and work in the city. The proximity to future transit stations will support reduced traffic congestion. We need more projects like this

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/27/2019 8:36:31 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H1J2
Email: s.22(1)
Phone: s.22(1)

Comments:

[this comment has also been emailed directly to 2538 Birch@vancouver.ca]

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.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/27/2019 8:32:31 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V3J 0A3
Email: s.22(1)
Phone: s.22(1)

Comments:

I think an increase in density is needed along broadway. This will in time bring down the overall cost of renting in the city. As the ongoing supply of new rentals has slowed down the rapid rise in rental costs. I believe by allowing these well designed buildings to go ahead we will see in a few years not only more supply but also a drop in the cost of renting. Also Vancouver is still the worlds first choice when they move to Canada so we need to keep building for future demand

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/27/2019 6:47:39 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6M3G8
Email:
Phone:

Comments:

Hoping to see this proposed project go through. Would like to see more affordable housing options in this area for young professionals and families alike. I have many friends and acquaintances moving out of the City due to unaffordable living options and am pleased to see this proposal come forward by IBI Group. The MIRHPP has been approved 2 years ago - This project is the perfect candidate for this program!

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/27/2019 5:51:50 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6K2K6
Email: s.22(1)
Phone:

Comments:

I can support 10 - 16 stories in that area, but 28 is excessive, and a bad precedent for the rest of Broadway.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/26/2019 9:59:54 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H 1R3
Email: s.22(1)
Phone: s.22(1)

Comments:

I am completely opposed to this rezoning application. It does not fit into the neighbourhood and in fact, will completely destroy its quality. A building of this size is way out of scale for the neighbourhood and opens the door to a complete shift in the style and ambiance of the South Granville/Broadway corridor.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/26/2019 9:31:55 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6R 4J4
Email: s.22(1)
Phone: s.22(1)

Comments:

A 28-storey building will destroy the character and street-friendliness of West Broadway neighbourhood for ever. West Broadway is attractive, appealing and relaxing to walk around because of its spaciousness and well-spread density. There is downtown Vancouver with all the high-rises already.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/26/2019 9:27:51 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H 1J9
Email: s.22(1)
Phone: s.22(1)

Comments:

I do not agree with the proposed zoning for 28 floors. The original height of this building (14 - 16 floors) is high enough for this neighbourhood.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/26/2019 8:27:01 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1) Vancouver BC
Postal Code: V6N 2H6
Email:
Phone:

Comments:

I am in support of this project.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/26/2019 8:06:40 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H 1B4
Email: s.22(1)
Phone: s.22(1)

Comments:

The original proposal of 16 floors is acceptable for the area, and I had supported this application. Apart from the many reasons expressed by other against the new acceptance of 28 floor, I am appalled that once more the City of Vancouver cannot be trusted to act in the interest of the majority to serve the few insiders they seem to be committed to pleasing.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/26/2019 7:45:13 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H 1C7
Email: s.22(1)
Phone: s.22(1)

Comments:

We love living in Fairview. It is an affordable community, where we know our neighbours, unlike many other areas of the city. We congregate in our alley and on the sidewalks in front of our buildings to talk about our dogs and kids, and share the events of our lives. Our neighbourhood is eclectic, retired professionals, film workers, young families and low income residents living in a similar area, taking care of city corner gardens, community gardens and involved in our neighbourhood life. Everything is walkable, and affordable, allowing us to age in place with a community who know and care about us. Making this area higher density changes the makeup of our community. Lower income singles, some with mental health issues, but who function well in community homes will no longer be able to afford to live here... and our lovely community becomes more like Yaletown, or even the suburbs, where people no longer know each other! It will threaten the culture we have all worked hard to foster.. and in fact the City of Vancouver has sponsored some of our combined strata and neighbourhood get togethers. The height of the building will cast a shadow on the lovely spaces we've worked to cultivate and the properties we've worked hard to purchase. This plan places stress on the neighbourhood we enjoy, our utilities, schools, parks, emergency services and transportation networks. Our streets which have been meeting places, will become busy and less safe for older seniors and young children as we add hundreds more vehicles and places for visitors to park. Isn't 12 floors high enough? Our 4 and 5 story buildings here in Fairview allow everyone to have sunlight and most to have a view of the mountains. Please don't take away what we have worked so hard to achieve! Please don't make us into another downtown area.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/26/2019 7:38:57 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H3W4
Email: s.22(1)
Phone: s.22(1)

Comments:

The building will set a precedent for buildings of a similar height along the Broadway Corridor.

We are already experiencing high volumes of traffic on 8th Avenue as cars use 8th Ave. to avoid the congestion at Broadway and Hemlock.

We do support the original 16 story building as it supports the current height of existing buildings on Broadway and allows for a full Rental property in our neighborhood which already has a high rental component.

However 28 stories with the proposed car parking does not align with the city's transportation plan and green initiative .

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/26/2019 7:41:18 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6h 1s5
Email:
Phone:

Comments:

I live in the neighbourhood. Tons of towers on Broadway. Just build it. Why is this even up for debate?? Its not In a residential neighbourhood.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/26/2019 4:59:53 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V3C 5X3
Email: s.22(1)
Phone: s.22(1)

Comments:

I am in support of this development. It will allow low to medium income individuals to continue living in the City to provide services to its residents.

ie. Police, nurses, fireman, teachers, city workers.

The only way you are going to achieve this is by approving developments like the Broadway and Birch project.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/26/2019 3:23:51 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V5N 1Y8
Email: s.22(1)
Phone: s.22(1)

Comments:

Full support from our household. This is just what our city needs. A focus on rental housing with provision for moderate income. Density on transit/bike routes and integration of art into the development.

Fantastic pilot program!

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/26/2019 1:52:37 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V2X 3B1
Email: s.22(1)
Phone: s.22(1)

Comments:

Affordable rentals that are pet friendly are near impossible to find in Lower mainland I'm happy to see a project address this. I also work in the construction industry so I see this development as a win win.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/26/2019 12:57:03 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6K 2V2
Email:
Phone:

Comments:

This is not the way to increase affordability. It would give an unreasonable amount of benefits to a developer with insignificant benefits to low-income earners and a huge cost to the character & livability of the neighbourhood. It would also set a harmful precedent for all other neighbourhoods along Broadway.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/26/2019 11:40:52 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

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

Comments:

I believe that 28 story buildings in this area will result in far too much congestion. More controlled development is needed to ensure existing neighborhood residents are not negatively impacted by massive developments like this.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/26/2019 11:17:41 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6R 2Y7
Email: s.22(1)
Phone: s.22(1)

Comments:

Rezoning to allow for 28 storys sets a bad precedent for future developments along the subway expansion route. This is a clear case of the speculation that will occur as the project moves ahead. The city is committed (supposedly) to preventing developer speculation. This is an opening shot in the battle. The city must respond by rejecting the application and sending a clear message to developers: no rapacious moves to cash in on this lucrative event at the cost of livable neighbourhoods. Otherwise there will be walls of high rise buildings all the way out to UBC. Please do the right thing and listen to the people who are trying to save a little bit of what made Vancouver special once upon a time.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/26/2019 11:19:59 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6E 4R8
Email: s.22(1)
Phone: s.22(1)

Comments:

I'm supporting this project as I think this building can help with lowering rental cost in Vancouver. Housing is currently not affordable for many people unfortunately.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/26/2019 11:07:56 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V5Y 3K6
Email:
Phone:

Comments:

I strongly support this building. Broadway is major corridor of commerce and needs to be supported by providing housing in this area. We are desperately in need of more units and this is an ideal place for it.

I have two recommendations, less parking and taller. It's right by transit and should have more and bigger units! Hope to see it in the future!

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/26/2019 11:05:21 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V5T 1N5
Email: s.22(1)
Phone: _____

Comments:

Very pleased to see some rental, and near planned transit! Did not see plans for incorporating car-share parking spots, which is so valuable for people using transit, walking or cycling for their commuting.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/26/2019 10:38:24 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V4N 6L1
Email: s.22(1)
Phone: s.22(1)

Comments:

I Think that this is a great idea. Housing in Vancouver is too expensive and needs a affordable housing such as this. This should be approved so that people, especially first timers can finally own his/her own home. I am for this 130%

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/26/2019 10:31:09 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)

Address: s.22(1)

Postal Code: V6H 1P8

Email: s.22(1)

Phone: s.22(1)

Comments:

Fairview and South Granville are not downtown Vancouver - please don't create this precedent.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/26/2019 10:23:25 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1) New Westminster, BC
Postal Code: V3M1L5
Email: s.22(1)
Phone: _____

Comments:

I am overwhelmingly in favor of this. The greater Vancouver region is suffering greatly due to a resistance of local governments to building housing at a rate that keeps pace with population needs.

Recent reports from the big banks have found that Vancouver home prices would need to fall 50% in order for the average person here to afford a dwelling without taking on undue risk. That is a joke, and shows that for the last few decades the municipal governments have been doing what's best for realtors and Onni corp and not what's best for Vancouverites.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/26/2019 9:55:09 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H1C7
Email: s.22(1)
Phone: s.22(1)

Comments:

I strongly oppose a 28 story building.
Fairview slopes is already suffering from too much traffic.
The city is being too free in indulging the big developers .

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/26/2019 8:48:54 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V7N 2G6
Email: s.22(1)
Phone: s.22(1)

Comments:

This is an excellent use of diminishing land availability along a rapid transit corridor close to the city's core, to provide badly needed rental and affordable housing in an environment where the fundamentals of developing rental housing are continually becoming more difficult to achieve. The rezoning process is only the first hurdle to developing such an ambitious project, and many other challenges will arise between Council's approval of the project and actually getting shovels in the ground. The City should do everything it can to expedite this approval and remove just one of the obstacles to developing affordable rental homes for working residents. Then the City should replicate this pilot program and expand it to facilitate creation of more rental housing.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/25/2019 9:42:28 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)

Address: s.22(1)

Postal Code: V5T 2L5

Email: s.22(1)

Phone: s.22(1)

Comments:

This project looks like it will be a great addition to the neighborhood, adding useful densification and Aboriginal art to the current, very dated, Broadway corridor.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/25/2019 4:58:54 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)

Address: s.22(1)

Postal Code: V5L 2N2

Email: s.22(1)

Phone:

Comments:

This site was approved for 16 storeys. It shouldn't be changed to 28!!

People in Vancouver don't want a city of towers. All the beautiful cities in Europe stick to 6 storeys max.

Stop catering to the desires of developers and listen to citizens.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/25/2019 4:21:00 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H1B6
Email: s.22(1)
Phone: s.22(1)

Comments:

I have lived in this area since 1987 & strongly oppose a change to the building height being presented. 16 stories is high enough-there is enough empty retail available along Broadway to satisfy anyone looking to start a business in the area. Enough is enough. We do not wish to start a new height level.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/25/2019 2:42:25 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V7G 1G9
Email: s.22(1)
Phone: s.22(1)

Comments:

As a person who has spent his entire life in the greater Vancouver area, I support this application. With the high cost of real estate in the area the ability to purchase a home is now beyond the reach of most people. To ensure that they can continue to live and work in the area it is imperative that we take all reasonable steps to increase the supply of secured rental housing, including moderate income rental housing projects to the extent possible.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/25/2019 1:03:23 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H 2E5
Email: s.22(1)
Phone: _____

Comments:

I support this proposal based on the following reasons:

- The building has 100% secured market rentals – a total of 248 units.
- A mix of 53 units (or 22%) will be reserved in perpetuity for moderate income households with significantly lowered market rents. This will offer an opportunity for those who work in the neighborhood to live and create a desirable lifestyle in Vancouver.
- The building is family-oriented; a total of 97 units (or 45%) are 2 or 3 bedrooms.
- The building is also pet friendly.
- Public art will be installed on the northwest corner elevation of the building closest to the Broadway and Birch Street intersection for public enjoyment and education. The art piece will be a tile mosaic, designed by prominent Musqueam artist Debra Sparrow spanning from street level to the 16th floor.
- The building features a common indoor and outdoor rooftop amenity space including a children's play area and urban agricultural plots.
- Our design meets or exceeds City standards for vehicle parking, bicycles and storage.
- The building is steps away from major transit and cycling routes. Two proposed stops of the future Broadway Subway Line are within walking distance.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/25/2019 12:42:15 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6R 2V6
Email:
Phone:

Comments:

As our children are renters and professional workers in Vancouver, we appreciate the need for more rental housing, housing that those who work in Vancouver can afford! Twenty-eight storey does seem a trifle high. How high is the Fairmount Building at 750 West Broadway? That should be the limit for height. Consider the "sight lines" and feeling of overwhelming concrete for the neighbouring buildings if such a tower is built.

Also, Vancouverites are tired of developer profiteers and overseas investors. Every year Vancouver becomes less of a liveable city.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/25/2019 10:25:22 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: v6r 1t6
Email: s.22(1)
Phone:

Comments:

The Affordable Rental Pilot is enabling developers to make more profits at the expense of everyone's neighbourhood feel. What you approve in this program today has implications for ALL others to follow.

I think this is a good partnership idea but the delivery of it needs to change to ensure the affordable units stays that way.

I would like to see more proportion of rental and i want to see it sub-contracted to BC Housing to ensure that it really stays as "affordable house".

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/25/2019 9:21:43 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V5Z1B4
Email:
Phone:

Comments:

Very desirable use of the site for rental housing which is badly needed in the City, especially in proximity to planned mass transit.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/25/2019 5:28:38 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6R 1W7
Email: s.22(1)
Phone:

Comments:

28 storeys is much too high for Broadway or for any part of the west side of town. We made a decision to not have high-rises in this part of town and that decision was a wise one that we want to hold to. We do not want the population to increase by that much! We have made the choice of lower rise buildings and we stick to that choice. We do not want the crowding that will bring social problems. We have made a concession to agree to the height of building that was approved, in the first place.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/25/2019 5:24:37 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1) [REDACTED]
Address: s.22(1) [REDACTED]
Postal Code: V6R 2Y4
Email: s.22(1) [REDACTED]
Phone: s.22(1) [REDACTED]

Comments:

The building should be limited to the height of other buildings in the neighbourhood, or include social housing and a daycare.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/25/2019 12:06:02 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6R2S6
Email: s.22(1)
Phone: s.22(1)

Comments:

I am OK with Jameson's approved application for a 16 floor building but strongly object in no uncertain terms to its proposal for a 28 floor building. The City's moratorium on rezoning along Broadway while the Broadway planning process is underway must be adhered to, and this 28-story proposal is exactly the sort of incongruent development the moratorium is intended to prevent.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/24/2019 10:31:49 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1) Vancouver
Postal Code: V6P4S5
Email:
Phone:

Comments:

Broadway is due for densification. As the city plans to improve transit, developers of new rental housing stock should be supported and encouraged. This will enable the city to attract and retain a good workforce within Vancouver.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/24/2019 9:43:19 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6R 2J1
Email: s.22(1)
Phone: s.22(1)

Comments:

Please look at the recent research done by CHOA. New builds, since 2010, with open rentals, have vacancy rates up to 39% . Buildings with controlled or no rentals have 1 to 2% vacancy rates. This sort of project only rewards the developer. It DOES not help the rental crisis. The density being asked for is not appropriate to the neighbourhood, and the height creates isolation, not community.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/24/2019 7:31:46 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H 1C7
Email: s.22(1)
Phone: s.22(1)

Comments:

My husband and I and many neighbors oppose one more ugly tall building which blocks the view of beautiful Vancouver and sets the tone for another pseudo downtown looking high rise area that takes away the real native character and beauty of Vancouver and Canada. If you continue building this way, people may not visit anymore as much, as you will have disfigured quaint commercial/residential areas for a bit of money, which will be quickly spent, but the sore thumb building will continue for many years to come. If anything 4 stories is sufficient. Thank you.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/24/2019 10:43:34 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1) Vancouver BC
Postal Code: V6H1K4
Email: s.22(1)
Phone: _____

Comments:

I have been in Vancouver now for 4 years, having been in s.22(1) being quite sensitive to the positives & negatives for both. I also sense there is an objective to 'revamping' Broadway and area, which I do agree is a positive step. Having observed the demolition of Denny's & pre-prep for construction at 2538 Birch Street, & the apparent time lapse in this progress, I sense there may still be some financial, structural & permit challenges to overcome before proceeding.

1) I am mostly opposed to the HEIGHT proposed for this building. I believe half of that (14) stories would be more appropriate.

*One of the problems in general is the restriction of sunlight to the area by the building itself & the shadow it would cast /Sunlight is an essential ingredient for the health & welfare of humans!

* I do believe that spaces above 14 levels would be too costly for either office space or domestic space (views become of less concern as finances become more critical) considering the desirability of amenities (or not) on Broadway/the density of population, density of canine population, awareness of drug distribution sources on Broadway, homeless situation, general lack of cleanliness of the area.

* I sincerely hope that due consideration to the true benefits (or not) of this space to the general population of this Vancouver area is happening in proportion to the consideration of the financial benefits & goals of the investors & construction interests. If we expect the 'world'(humans) to use moderation & responsibility towards the earth (our only habitat) we need the leaders of our society to set the example!

Thank You for allowing us to express our thoughts re this Notice of Rezoning Application & hopefully for considering my comments.

Respectfully,

s.22(1)

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/23/2019 5:45:06 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1) Vancouver, BC
Postal Code: V6H 1N2
Email: s.22(1)
Phone: _____

Comments:

Am completely opposed to height of building in my neighbourhood particularly now due to climate change and increase in fossil fuel once building is completed and occupied. No other buildings of this height are currently in neighbourhood and developer should certainly not build this structure at such an exorbitant height.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/23/2019 4:30:31 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H 1R9
Email: s.22(1)
Phone: _____

Comments:

I think this city is going way over the top in allowing so many ultra high rise buildings. That one by the Granville Bridge in particular is so ugly. It looks like a bunch of cardboard boxes going to fall over. Putting a 28-story building at the corner of Broadway and Birch is unthinkable. Leave it at the 16 stories originally intended. Enough is enough.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/23/2019 4:32:02 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H 1C7
Email: s.22(1)
Phone: s.22(1)

Comments:

I am completely opposed to rezoning the proposed building from 16 to 28 floors. This is just another example of the city of Vancouver and developers doing whatever they please with impunity. It has to stop, wrecking neighbourhoods with additional density without improving the infrastructure will make this city more unliveable than it presently is. It will inevitably result in an increase in crime and other unsociable behaviour.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/23/2019 3:52:17 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H 1C7
Email: s.22(1)
Phone: s.22(1)

Comments:

Very opposed !

I feel strongly that we should see a larger plan by COV before proceeding with this - is there not a plan forthcoming??? Is this developer getting "in under the wire?"

This kind of height is NOT conducive to this community which is already comprised of many many apartment blocks and desperately

needs "softening" areas like walkways, small cafes, public art, neighbourhood shops... this will make it safer and more friendly. This potentially precedent setting tall building is not in keeping with the needs of this community!

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/23/2019 2:34:23 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

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

Comments:

I am in support of this rezoning application. I live just down Birch Street from the project. I have looked at the shadow studies and there are going to be minimal, if any, impacts on the surrounding residences. This building's size and density might be new to the area, but is very appropriate for a major city corridor, and with the subway coming it just makes sense to increase density along Broadway. I so often hear complaints about the lack of affordable housing in the city and this project also addresses that issue. The uproar around this project, to me, seems the worst kind of Nimbyism. Please go ahead and approve this project.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/23/2019 2:20:57 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H 4J2
Email: s.22(1)
Phone: s.22(1)

Comments:

I strongly disagree with this proposed application for a 28 storey apt. bldg. The maximum height in the area is currently 12 storeys and the initial approval for 16 storeys set a big precedent in the area, so 28 storeys would have a serious impact on services and the sight lines of any apt/strata building in the Broadway area with a doubling of height restriction in the area. I agree with MIRHPP but more than doubling the current height restrictions in the south Granville area is not good planning.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/23/2019 1:32:58 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)

Address: s.22(1)

Postal Code: V6K 1S1

Email:

Phone:

Comments:

I strongly oppose the construction of buildings of this height outside of the downtown core.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/23/2019 12:22:35 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

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

Comments:

As someone who has lived in this community for s.22(1), I am shocked at the thought of a monster high-rise being built on this small corner. I support the original 16-story high-rise but know that every resident in this area is opposed to the architecturally inappropriate monster that IBI is proposing. The increase in traffic, threat to public safety, limited amenities for everyone from children to seniors to the physically challenged make this a terrible plan. We unfortunately feel that the mayor and City Hall have sold out to money-hungry developers who are more than willing to destroy the unique character of livable neighbourhoods because they do not have to live with the consequences themselves. We do and over the years many of us have worked hard to help create a neighbourhood that is working well, that is safe, caring, welcoming to all age and ethnic groups, and where residents actually know one another and feel connected. If this very ugly addition to a lovely neighbourhood is approved, there will likely be increased militancy, street protests, negative press coverage and a host of other actions that can be avoided if you will just listen to the people who elected you. Please do not let us down!

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/23/2019 11:57:42 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1) Vancouver
Postal Code: V6H1A5
Email: s.22(1)
Phone: s.22(1)

Comments:

I am completely AGAINST the rezoning application for a 28 storey building. It is NOT in character with the area and would set an unwanted precedent for tower development on Broadway that would unacceptably shade Fairview slopes, False Creek, and create unacceptable density and traffic in the neighbourhood. This rezoning application should be part of a much larger urban planning consultation program given the precedent it is trying to set. It appears the city is trying to sneak this application through. I haven't received any notices on urban planning details for this area and I've lived in the neighbourhood for over 20 years.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/23/2019 8:18:41 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H3Y9
Email: s.22(1)
Phone: _____

Comments:

This building as proposed is completely out of scale with the neighboring properties. It will contribute to the congestion on Broadway and cast shadows over adjacent buildings. We are opposed to this application.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/23/2019 12:08:00 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6R 4E5
Email: s.22(1)
Phone:

Comments:

I am very much opposed to this development. It is far too large, both in height and FSR. The few affordable units created do not justify the excessive size that is out of scale for the area.
Please do not proceed with this proposal.

From: mailpost@vancouver.ca
To: ["2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>](mailto:2538BIRCH@vancouver.ca)
Date: 6/22/2019 4:38:44 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H 1P4
Email: s.22(1)
Phone: s.22(1)

Comments:

333 West Broadway, kitty-corner from the 2538 Birch site, is at 16 storeys very high (and higher than most). I feel that 16 storeys is a maximum acceptable height. The proposed 28 storeys is RIDICULOUS, a huge insult to the character and liveability of this part of Vancouver.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/22/2019 2:31:40 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H1S5
Email: s.22(1)
Phone: s.22(1)

Comments:

I am opposed to a building this tall. It should be kept to the current heights.

This will impact all future buildings in the surrounding neighborhood. Future building behind will then apply to be even taller. There needs to be a plan for how the entire Broadway Corridor/South Granville/False Creek area is developed.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/22/2019 2:25:36 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H 4C3
Email: s.22(1)
Phone: s.22(1)

Comments:

I do not agree to have 28 storey high building in this neighbourhood it's already bad enough that we have this ugly eyesore off the Granville bridge which blocks the view of our beautiful city, we need to protect our mountain views from building higher storey building

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/22/2019 11:54:23 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H1J2
Email:
Phone:

Comments:

I do not approve of having a 28 storey building in our area.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/22/2019 11:18:32 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

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

Comments:

I've written to the Mayor and City Council member twice. This is my third response, and I support only limited development, i.e. the 12 story maximum for all buildings. An oversized building at the corner of Birch and West Broadway is inappropriate and unwarranted.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/22/2019 11:13:21 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1) Vancouver bc
Postal Code: V6 h c7
Email: s.22(1)
Phone: s.22(1)

Comments:

I believe very strongly that building a 28 story is the wrong thing to do In term ms of fitting in to the rest of Broadway buildings. I think that affordable housing can be achieved thru considering approval of more buildings rather than one so high. Soon it would seem that our sky will no longer be visible.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/22/2019 8:17:22 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1) Vancouver
Postal Code: V6H 4G5
Email: s.22(1)
Phone: s.22(1)

Comments:

The building is far too high. I would prefer no building but the 16 storey option is the lesser of the evils.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/22/2019 7:58:47 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H 1S5
Email:
Phone:

Comments:

I am opposed to a 28 story building on W Broadway at Birch St. It will contribute to destroying the character of the neighbourhood. What I would like to see is a height restriction of about 8 stories for the area bounded by 16 Ave on the South, Main Street to Blanca, to False Creek on the North. Right now the odd high-rise gives a higgledy-piggledy look to the area, destroying the beauty.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/22/2019 2:16:20 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H 1G7
Email: s.22(1)
Phone: _____

Comments:

I am supportive of the approved 16 story building but not the 28 story building, which is completely out of synch with the neighbourhood and, indeed, the existing Broadway corridor. 16 stories is already higher than other medium rises in the area.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/22/2019 12:31:39 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H1G9
Email: s.22(1)
Phone: _____

Comments:

to increase the heights to 26 or more should never be allowed. We end up becoming a bitty of no sunlight on the streets, no views of the beautiful scenery, increases density leading to a fishbowl scenario where people go crazy and much increased traffic, be it foot traffic, bikes scooters motorcycles etc. This is craziness !

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/21/2019 11:09:08 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6K 1G5
Email: s.22(1)
Phone: s.22(1)

Comments:

Very opposed to any 28-storey building. 16 stories is the max that should be approved, given the shadow study and how far the impact will be felt.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/21/2019 10:42:33 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1) Vancouver, B.C.
Postal Code: V6J2A6
Email: s.22(1)
Phone: s.22(1)

Comments:

Zoning needs to stay consistent to existing rules!

I thought it was 12 storeys ? 16 is even higher than should be! Protect existing buildings and their occupants until City planners reach a well thought out development for South Granville! We need to look at a 5-year, 10year plan for traffic flow and density!

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/21/2019 10:04:22 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)

Address: s.22(1)

Postal Code: V6H1G9

Email: s.22(1)

Phone:

Comments:

Ridiculously oversize. Quite out of proportion to area.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/21/2019 9:06:22 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 am vehemently opposed to the rezoning for 28 floors for this building. It will cause many problems in the neighbourhood by creating excess traffic, drain on resources like hydro, internet, water, bus access on already packed 99 buses not to mention the eye sore of a monstrous building towering over all other buildings in the neighbourhood. This neighbourhood is built in a community feel with low rise buildings.

Even the 16 floor previously approved is too tall in my opinion for the same reasons.

If a tall building has to be built I hope that it will include amenities such a groceries, coffee, restaurants. That is the only plus that I can think of for tearing down Denny's and replacing with a monster building.

I'm all for rental housing as there is a shortage but this 28 floor building is ridiculously excessive for the neighbourhood and only signifies to me extreme greed on the part of the owner and developer of the property.

Please do not approve this application for rezoning to 28 floors.

Btw, I live s.22(1) the property and will be directly affected.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/21/2019 8:07:33 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1) Vancouver
Postal Code: V6H 1S5
Email: s.22(1)
Phone: s.22(1)

Comments:

I am opposed to the rezoning of 2538 Birch Street (formerly 1296 West Broadway) to a 28-floor building. I support the previously approved 16-floor building at this location.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/21/2019 8:03:24 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1) Vancouver
Postal Code: V6H 1S5
Email: s.22(1)
Phone: s.22(1)

Comments:

I am opposed to the rezoning of 2538 Birch Street (formerly 1296 West Broadway) to a 28-floor building. I support the previously approved 16-floor building at this location.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/21/2019 7:38:59 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H1R1
Email: s.22(1)
Phone: s.22(1)

Comments:

I bought my present condo with the expectation of a clear view looking north. The existing zoning of 12 floors, promised to provide that, because it was down the hill and would not obstruct or impact me. The current proposal of 28 floors would certainly impact my view and devalue my property and right to enjoy my view. I am totally opposed to the 28 floor proposal and the harm it would cause my family and me.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/21/2019 6:18:10 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H1L7
Email:
Phone:

Comments:

This is a terrific proposal that I fully support in my area.

We need more moderate income rental housing and a more diverse population in this area. I'm excited for the development and hope more like this come to Fairview.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/21/2019 4:41:45 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H 1L4
Email: s.22(1)
Phone:

Comments:

As someone who lives and works in this area, I am incredibly disappointed by the proposed rezoning. This area has historically been exclusively low-medium rise buildings, providing incredibly views of the downtown vista, as well as a community feel. Many of us live here because we did not want to live downtown, surrounded by high rise buildings, lacking a view of the ocean. To allow developers to submit an application for a smaller building, and then allow them to alter their development plans to taller and larger buildings sets a dangerous precedent that I fear will allow the South Granville/Fairview area to view the essence that we all love. Furthermore, it is very unclear what kind of pricing we can expect - we have heard promises of 'affordable housing' before and watched bidding wars of foreign buyers drive up the price beyond accessibility. This community would be much more supportive of a development that met the needs of those who live, work, and spend their hard earned money in this area.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/21/2019 2:06:06 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H1B6
Email: s.22(1)
Phone:

Comments:

Please see published op-ed which is now online: <https://dailyhive.com/vancouver/2538-birch-street-vancouver-west-broadway-tower-nimby-opinion>

It is the opinion of most of the neighbourhood that this does not fall in line with a proper Broadway Corridor plan and should be subject to a height restriction that maintains the character of the neighbourhood.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/20/2019 10:29:01 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6h0a6
Email: s.22(1)
Phone: s.22(1)

Comments:

I am strongly opposed to this project. The land mass is large enough to build a more bulky but much lower building—say 12 stories around a courtyard and achieve the same result. Instead the application is for an enormous ugly blight on the view corridors over the city. This would be an ugly precedent.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/20/2019 10:20:35 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H0A6
Email: s.22(1)
Phone: s.22(1)

Comments:

I am opposed. There are numerous opportunities to increase density along the Broadway corridor without exceeding current height restrictions. I believe that opening the door for very tall buildings (those above the current limit) will ultimately create a wall along Broadway that will destroy the unique views that Vancouverites value. Don't chase rental housing by caving to the temptations of developers. Create an environment where developers want to build rental housing within the current, reasonable zoning restrictions.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/20/2019 12:44:23 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V5V 3V1
Email: s.22(1)
Phone: s.22(1)

Comments:

I fully support the creation of additional rental apartments in the core of the city. I hope that there are steps taken to ensure that the rental rates will be affordable to individuals who work at minimum and near-minimum wage jobs. It is important that individuals of all ranges of wealth be able to live in the core.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/20/2019 9:10:00 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1) Vancouver, B.C., V6H 0A6, s.22(1)
Postal Code: V6H 0A6
Email: s.22(1)
Phone: s.22(1)

Comments:

I am opposed to the height of this proposed redevelopment. Not consistent with the moratorium of no development along the Broadway corridor. The building is on a higher slope that will block any views and light in the area. Also there are not any schools that have room to accommodate this kind of development. Schools in the area are at capacity. Please reconsider the height and not proceed with this massive project.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/20/2019 8:57:15 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H0A6
Email: s.22(1)
Phone: s.22(1)

Comments:

The proposed height is significantly higher than anything in the area. As well as impacting light and view in the area, it is not consistent with the area. There are not any buildings of that height in the area and the property is on a higher elevation than downtown which will make the building look much taller from south to north. The infrastructure is not in place to accommodate school children as the schools in the neighborhood are at capacity.

I am opposed to the height of the proposed redevelopment of this property. Once we start building to this height any views of the mountains will be lost.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/17/2019 4:41:13 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H3Y9
Email: s.22(1)
Phone: s.22(1)

Comments:

The idea of having a tower of 28 stories on Birch and Broadway is over the limit! A building this size is way too tall for Fairview neighbourhood.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/14/2019 12:55:39 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V5Y1Y7
Email: s.22(1)
Phone: s.22(1)

Comments:

I am fully in favour. I am the s.22(1) We have a very challenging time finding employees as they cannot find any affordable rental housing. We need s.22(1) for our special needs s.22(1) and they are forced to turn my job offers down as they can't find anywhere they can live. This is desperately needed!

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/13/2019 11:10:53 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H 3Y9
Email: s.22(1)
Phone: s.22(1)

Comments:

I do not feel it is appropriate to rezone to accommodate a 28 storey building in this area that was zoned for smaller stories. The initial application for 16 storey should be the limit in my opinion.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/13/2019 9:43:42 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

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

Comments:

Developer gets greedy by finding a loophole re moderate income rental housing project and decides to change from 16 floors to 28. The city should not allow this as the city should not be at the beck and call of greedy developers. Why destroy a beautiful neighbourhood with such history and make its citizens unhappy. Listen to the people and quit giving into these developers which will destroy a beautiful neighbourhood all in the name of money.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/10/2019 7:41:50 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: v6h 1g6
Email: s.22(1)
Phone: _____

Comments:

I think the addition of rental units is excellent, but the height of the development is completely out of scale in the neighbourhood, especially in the absence of a comprehensive plan for the Broadway corridor. The addition of storeys from the previous rezoning is also not proportionate with the proposed number of 'moderate income' units being added.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/10/2019 11:22:33 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1) Vancouver BC
Postal Code: V6K 1M1
Email: s.22(1)
Phone: s.22(1)

Comments:

The city needs dense, market and social, rental housing and what better place to put a project like this than on a future Skytrain corridor. I 100% support projects like this and hope this council is forward-thinking enough to support it as well.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/9/2019 10:06:34 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)

Address: s.22(1)

Postal Code: V6H1P6

Email: s.22(1)

Phone:

Comments:

I live and work in the neighbourhood. This project should absolutely proceed and has my full support because I don't want to be priced out of my neighbourhood - it's central, walkable, bikeable and accessible to transit. We need more rental homes in Metro Vancouver, particularly units that are affordable and income-tested rental units, like the 20% of this proposed project.

Thanks,

s.22(1)

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/9/2019 9:25:00 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: v6h3w6
Email:
Phone:

Comments:

As a homeowner in the immediate neighbourhood i strongly support this project.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/9/2019 8:49:53 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H 3r3
Email: s.22(1)
Phone: s.22(1)

Comments:

The excessive height is not good for the health of the community. There are several academic scientific studies on building height.

It would be prudent to review and compile the scientific facts. e.g., see Architectural Science review

The Consequences of Living in High-Rise Buildings

Robert Gifford

Pages 2-17 | Published online: 09 Jun 2011

<https://doi.org/10.3763/asre.2007.5002>

Abstract

A full account of architectural science must include empirical findings about the social and psychological influences that buildings have on their occupants. Tall residential buildings can have a myriad of such effects. This review summarizes the results of research on the influences of high-rise buildings on residents' experiences of the building, satisfaction, preferences, social behavior, crime and fear of crime, children, mental health and suicide. Most conclusions are tempered by moderating factors, including residential socioeconomic status, neighborhood quality, parenting, gender, stage of life, indoor density, and the ability to choose a housing form. However, moderators aside, the literature suggests that high-rises are less satisfactory than other housing forms for most people, that they are not optimal for children, that social relations are more impersonal and helping behavior is less than in other housing forms, that crime and fear of crime are greater, and that they may independently account for some suicides.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/8/2019 4:17:07 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1) Vancouver
Postal Code: V6H 4G8
Email: s.22(1)
Phone: s.22(1)

Comments:

A 28 storey building is totally unacceptable for this location in Fairview which is a wonderful neighbourhood. If this is allowed to

proceed there will be similar buildings on Broadway from Cambie to Alma.....

I am not opposed to a 12 or 16 storey building for secured rental, this neighbourhood has a large percentage of rental apartments which is most desirable.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/8/2019 3:12:37 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H4G8
Email: s.22(1)
Phone:

Comments:

This building does not suit the character of the neighbourhood and will cause massive congestion as there is already a severe shortage of parking in the area. The neighbourhood already severely lacks basic amenities such as daycares and schools. Moreover, there are no 28 stories buildings in the area, the building will block the sun and the views.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/6/2019 7:38:58 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)

Address: s.22(1)

Postal Code: V6R 2A9

Email: s.22(1)

Phone: s.22(1)

Comments:

Sorry, one additional comment I forgot to add to my previous message is that I do think the amount of parking spots is definitely too high and should be dramatically reduced in favor of a few car share spots and improved bicycle storage. This will improve the affordability of the units with the added bonus of not further exacerbating the climate change emergency that some of us will have to contend with for the next few decades and beyond.

To emphasize, I do support the rezoning as its penned out despite the excessive parking stalls.

Thanks,

s.22(1)

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/6/2019 7:34:15 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)

Address: s.22(1)

Postal Code: V6R 2A9

Email: s.22(1)

Phone: s.22(1)

Comments:

I strongly support this rezoning as it will allow for much needed rental homes for individuals and families. I am happy with the massing and form of the project as well as how it is close to transit and cycle routes plus future rapid transit projects. The location and massing thus makes it a sustainable project that will not only provide much needed rental homes but will also work to mitigate emissions from vehicle transportation while stimulating local businesses and creating more economic activity more broadly. The inclusion of moderate income units is another aspect of the project that logically gives me no alternative but to give it my full support.

Thank you for taking the time to read my comments in favor of this rezoning.

s.22(1)

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/6/2019 4:02:10 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1) Vancouver, BC
Postal Code: V6H 1H9
Email: s.22(1)
Phone: s.22(1)

Comments:

I would like the proposed rezoning application to get approved. I am very interested in this development as it is being considered under the Moderate Income Rental Housing Pilot Program. I fall within the parameters of this program and would benefit from more reasonable rental amounts being charged with the program.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/6/2019 3:36:43 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V5Z 0B7
Email: s.22(1)
Phone: s.22(1)

Comments:

This is exactly the type of development Vancouver needs. As a young renter in the City, it is difficult to find affordable housing for myself and for my future family, particularly in Vancouver along major transit routes and close to Downtown.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/6/2019 3:00:45 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H 1C3
Email: s.22(1)
Phone: s.22(1)

Comments:

I am against the height of the building and the community is not designed to support that kind of increase in population there are no schools, parks or community facilities for them. It is also not in character of the neighbourhood and will cast long shadows blocking light. Also projects like this will displace seniors and other residents. The moderate rent pricing is still way out of budget for most people. Parking is also a concern as there is not requirement for all units to provide a spot, the neighbourhood streets are already at capacity with the current residents parking on them. The 12 floor restriction on Broadway buildings should remain no exceptions. Sincerely s.22(1)

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/6/2019 12:34:55 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6J 5G4
Email: s.22(1)
Phone: s.22(1)

Comments:

Any new development in the Burrard Slopes and Fairview should prevent tall buildings and transformation of the area into more congestion. The 16 floor already approved shall be pursued Not the 28 stories.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/5/2019 5:15:56 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6J5G4
Email:
Phone:

Comments:

Opposed to this 28-storey development and the Rezoning Application - 2538 Birch Street (formerly 1296 West Broadway)

In favor of the previously approved 16-storey development. <https://rezoning.vancouver.ca/applications/1296wbroadway/index.htm>

The lack of setback from the street is very concerning and impacts community living, visuals and poor urban planning.

Thank you,

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/5/2019 12:41:15 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6J 5G4
Email:
Phone:

Comments:

For reasons of design, financial viability, prevention of future speculation in Vancouver, neighborhood destruction & many other reasons:

I fully support the originally designed 16 story tower proposed at this location & completely oppose the 28 story tower.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/5/2019 9:09:08 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H 1 B 5
Email: s.22(1)
Phone: s.22(1)

Comments:

Stay human in all!
Keep Broadway as lively as possible
High rises don't help create a friendly environment

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/5/2019 12:05:13 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H1J2
Email: s.22(1)
Phone: s.22(1)

Comments:

I'm ok with the original plan not 28 floors

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/4/2019 6:08:47 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1) Vancouver, BC
Postal Code: V5Z 1M8
Email: s.22(1)
Phone: s.22(1)

Comments:

I am adamantly opposed to the proposed 28 story building in this neighbourhood. The height of the building changes the character of the neighbourhood and sets a precedent for further development of towers. Please don't turn this neighbourhood into an extension of the downtown density.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/4/2019 5:44:49 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V5Z1N8
Email: s.22(1)
Phone: s.22(1)

Comments:

-28 floors can interfere with view sites, for people living behind this development
-if you start with this rezoning then it sets a precedent for those others wanting to develop along Broadway as Canada Line is extended
-I hope there's more variety of development (size, including low rise; more available for low to moderate incomes; more variety of architecture). I don't want to see what happened on Cambie St.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/4/2019 5:33:23 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H1B6
Email: s.22(1)
Phone: s.22(1)

Comments:

Our neighbourhood is mainly residential lower rise buildings
a 26 story building would be out of place.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/4/2019 3:35:22 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)

Address: s.22(1)

Postal Code: V6H 1J6

Email: s.22(1)

Phone:

Comments:

The City does not have the infrastructure to accommodate a building this HIGH ! It will cause too much density in one area. If the City wants to encourage low income/moderate income housing, it should spread the buildings out, throughout the City instead of congesting Broadway with high rises. Stop this increase from being approved. Keep the limit to 16 stories !!!!

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/4/2019 12:57:55 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H 1G9
Email: s.22(1)
Phone: s.22(1)

Comments:

I oppose the 2538 Birch St rezoning application. The reasons are:

1. the proposed building height is not in harmony with the neighborhood
2. taking into consideration of the Broadway/Birch elevation, the proposed building geodetic elevation would represent 2/3 of the Trump Tower, being tallest building in Downtown Vancouver.
3. the proposed building would block the iconic downtown view from QE Park vantage point.
4. There are plenty of sites along the Broadway corridor to accomodate median density redevelopment similar to the original rezoning application which had been approved.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/4/2019 10:44:09 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6J 5E7
Email: s.22(1)
Phone: s.22(1)

Comments:

I am against increasing the height of buildings in a neighbourhood that is currently limited to under 15 floors. maybe small increases but going to over 20 is really changing the nature of the hood

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/4/2019 8:18:23 AM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H 1J7
Email: s.22(1)
Phone: s.22(1)

Comments:

Allowing a 28 story building in this location before the Broadway Plan is finalized makes no sense. You know everything else is about 14 floors. If you let one building using the "Moderate Income Housing Pilot Program" is no excuse. If this building is allowed every developer will want the same height using some excuse or paying the city more. If this project goes ahead you could save money and cancel the Broadway Plan project.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/4/2019 6:38:06 AM
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 live on s.22(1) - the busiest block in Fairview Slopes. There are days where the cars are lined up our entire block waiting to turn on to Hemlock as a bypass for the Broadway Hemlock corner. There are days when I can't park on my block, using the resident pass I paid for because there are so many shared vehicles (Evo, etc.) parked as well as residents from further east in Fairview who park in our block for the day to more easily catch a bus downtown. The corner of Birch and 8th is a high-risk intersection with cars rarely stopping at the sign, speeding to get through this bypass area quickly, and cars from the Toyota dealership zipping around the block from the repair level up to the delivery level. The Hemlock Hill Race Track is a mass vehicle accident waiting to happen. You have a narrow road, a badly controlled crosswalk (2 way lights), sidewalks tight to the road, the invitation of the bridge entrance at the end, cyclists on the sidewalk due to the threat of death on the road, and everyone racing down the hill as if they had just taken off from the Broadway light in drag race vehicles. Everyone is in a hurry when driving on this residential block and I've already witnessed 3 accidents, 1 dog being killed and 2 birds being run over by speeding careless drivers this spring. I feel as if I'm taking my life in my hands every time I take my dog out for a walk in my own neighbourhood and have to cross 8th and Birch. Densification is fine and well, but there are so many low-rise older buildings that are falling apart south of Broadway, if the zoning were changed to allow 6-8 stories in that area, you would almost triple the density. A tunnel of high-rise buildings radiating out from the Broadway/Granville corner will compound an already deadly and increasingly unlivable risk to our residential community. Everyone has to be considered in the decisions you make, so if you are really taking your responsibility seriously, please don't allow yourself to be extorted and lied to by a developer who is just manipulating your process and decision making and who had to have known fully well what his ultimate goal was when he signed the deal to buy that property. Please take a step to restore our faith in our municipal government and not bow down to the greed of developers who act in unethical ways to achieve their own ends.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/3/2019 10:47:27 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H 1K5
Email: s.22(1)
Phone:

Comments:

I am opposed to permitting a 28-story building in our neighbourhood. This exceeds the height of any other building in this area, and permitting it would set a precedent which could destroy the character of our community. We bought here because we did NOT want to live in a Yaletown-like high rise area. Like so many others in this neighbourhood, we appreciate the mid- and low-rise size of buildings here. As well, this building would block off a major portion of the views from other, lower buildings in the vicinity. I thought the city had a policy about "preserving" view corridors!

I am not opposed to the developers original plan for a 16? story building, which is more in line with other high-rises around here.

City Hall should be listening to the citizens of Vancouver's neighbourhoods who do not want such huge buildings imposed on them!

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/3/2019 9:58:40 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H 1K5
Email: s.22(1)
Phone: s.22(1)

Comments:

The height of this building is out of proportion with the moderate building height in this area. I strongly oppose the construction of this 28-floor building. I support the previously approved 16-floor building. Vancouver must retain the home and community-oriented scale of some of our older neighbourhoods. Please reject the permit of this 28 story building.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/3/2019 9:45:13 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H 1J2
Email: s.22(1)
Phone: s.22(1)

Comments:

This zoning should not be approved! A building of this height may be suitable in downtown Vancouver but is not suitable in a mainly low rise residential community. We do not have the infrastructure to support such a tall building and it would completely ruin the character of our neighbourhood. Please do not let this proposal go through!

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/3/2019 9:41:07 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)

Address: s.22(1)

Postal Code: V6H 1C7

Email: s.22(1)

Phone: s.22(1)

Comments:

I am very opposed to a 28 floor building in this neighbourhood. While I believe in density, I think we need to plan neighbourhoods carefully.

I am very opposed!

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/3/2019 9:14:42 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H1L4
Email:
Phone:

Comments:

I strongly believe that the low rise state of Fairview slopes must be preserved at this time; for the beauty of the city as a whole

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/3/2019 8:57:46 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6J 1M3
Email: s.22(1)
Phone: s.22(1)

Comments:

Looks fine to me.

WRT the height, my understanding is that the twenty floors of market strata subsidize the eight floors of MIRHPP above; a height reduction means no MIRHPP, just condos. So if anything, I'd prefer more height - it's not like it's towering over VGH or anything.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/3/2019 8:54:00 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)

Address: s.22(1)

Postal Code: V6H4G1

Email: s.22(1)

Phone: s.22(1)

Comments:

I do not support rezoning for 28 stories.

I believe the current limitation on building height is in keeping with the neighbourhood & helps retain the sense of community here.

There should be affordable housing for lower income/students & middle class not condos for investors.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/3/2019 8:29:42 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H 0A4
Email: s.22(1)
Phone:

Comments:

Too much density for the area, there are not enough parking spots for the residents and the street parking is already at capacity

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/3/2019 7:26:02 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)

Address: s.22(1)

Postal Code: V6H 4C3

Email:

Phone:

Comments:

Please NO!!!

We do not want are neighbourhood to be like downtown Vancouver. Please let's keep things lower rise. You will start the ball rolling if you do this for Higher and higher population density. We are 100% against this rezoning.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/3/2019 6:58:16 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1) Vancouver
Postal Code: V6j 2a6
Email: s.22(1)
Phone: s.22(1)

Comments:

City planners must answer these questions!!

Where and how are they going to move all the added traffic East and West on the corridor of Broadway?? And who will be able to afford these 248 Rental units unless of course the City decides to move in people who are currently subsidized for housing which leads to the next question? Where will these people shop? Granville Market? Not! South Granville? Not!! Who pays for these subsidies? Yup! Us!!

Hen next question what will you tell all current renters in low ruse 2 and 3 story walk ups now in the Granville / falsecreek/ areas who with further buildout and there will be more! , where will they go when then landlords tell them they have 3 month/ 6 months to vacate for new developments

Looks like the relationship between our Mayor, developers, planners , realtors , continues to be incestuous! When are they going to see that we the people who live in thus wonderful City if ours need to be heard!!
There will be eventually marching in the street!

There will be s huge price to pay for the poor planning of our beautiful City and " City Hall" better be prepared for I'll conceived ideas that they can continue to move forward building at lightening speed without doing their due diligence! Look at the Lion's Gate abridge!!! Who in their right mind builds a 3 lane bridge?? And still today we deal with inept planners who can't get people moving!!

We he rent even felt with current congestion problems let alone continue allowing developers to apply for 28 stories!! When original application for 16 stories!!!

I say keep it at the current 12 stories ! Save this City from becoming a high rise jungle like Hong Kong. New York, Chicago!
Allow current buildings to add a few stories??

Get all these greedy builders, city planners, developers, realtors!

Pigs at the trough! Gutless and no leadership at the helm!

My granddaughter could do a better job planning for the future of our City and she's 12!! Maybe ask the very young how they see their City in 5 - 10- 15 years! They have a voice! Listen to the young! They are the ones who inherit this potential catastrophe!

The city is threatened to loose it's next generation to other parts of B. C. Snd other Provinces ! The result!!! Empty coffers, no one to pay our over paid, stupid planners , Mayor, etc etc

We need to get a MARCH! People need to get off their ssses snd have their voices heard! The Old, young, renters, owners, Grandparents, business owners, !

Let's go! Let's Make our voices heard!!

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/3/2019 6:11:14 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H3W3
Email: s.22(1)
Phone: s.22(1)

Comments:

I am so positively against a building of this height.....no building this high in the area.
Parking will be a problem even with their residential parking as it is almost impossible now to find parking.
Lack of sunshine due to the height is another problem.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/3/2019 6:10:26 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

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

Comments:

28 Floors is way too high for the neighbourhood. Please keep it to the original application for 16 floors. Think of Vancouverites instead of these shady developers. The fact they put in an application for 16 floors and then get greedy...the City should not fall for this and stick with the original proposal.

From: mailpost@vancouver.ca
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/3/2019 5:58:35 PM
Subject: Online Feedback - Rezoning Application - 2538 Birch Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6H4J2
Email: s.22(1)
Phone: s.22(1)

Comments:

I disagree with 28 stories for this part of the city. Previously 16 stories was approved and this is what is appropriate for this Vancouver area so we do not end up looking like Toronto!

From: s.22(1)
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/21/2019 2:06:30 PM
Subject: Op-ed

Hi Sarah et al:

Please see published op-ed which is now online: <https://dailyhive.com/vancouver/2538-birch-street-vancouver-west-broadway-tower-nimby-opinion>

Best,

s.22(1)

From: s.22(1)
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/4/2019 8:24:17 AM
Subject: open house

Hi Sarah

I will not bother you with a phone call this time. Can you send me the actual area that has been notified of open house.

s.22(1)

From: s.22(1)
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/28/2019 10:27:56 AM
Subject: Opposed to this development height

Hello Sarah:

I was unable to make the meeting last night and want to voice my opposition to the proposed height of this new building.

We moved here, out of the downtown concrete jungle, due to the quietness and calmness of this neighbourhood, thinking the building height restrictions would preserve this. Over the years the buildup all around us has caused the quiet to slowly diminish and we are now overwhelmed with both business and residential traffic of all kinds. Our street has become a major, unsafe thoroughfare here in Fairview slopes. Now you want to wave the height restrictions too?!

Please do not insult us by saying that adding extra floors will ease rental problems, or try to say that there will be a few affordable suites in the building. It's never true.

Just by the fact you're holding a meeting the Thursday before a long weekend, when you anticipate less attendance by those of us that care, shows sincere contempt for the current residents and the rules by which you should uphold! It says to me your minds are made up and you're just doing your due diligence.

Please don't increase the height of any buildings on Broadway. If you do, you'll set a dangerous precedent and ruin this city even more than the last council did! Please stop the madness and pandering to all these developers. Stand up for us exhausted taxpayers for a change.

Thank you,

s.22(1)

Sent from my iPhone

From: s.22(1)
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/17/2019 4:23:50 PM
Subject: Opposition to rezoning application of 2538 Birch Street, Vancouver

Dear Ms. Crowley,.

My name is s.22(1) and I live in the Fairview neighbourhood and I am writing to you to express my protest and concerns regarding the rezoning application at 2538 Birch Street (formerly 1296 West Broadway) in Vancouver.

I moved to the area after being forced out of the Westend by the never-ending rezoning, construction and destruction of all the properties that were the heart of the neighbourhood and gave character and community to the neighbourhood.

For years I saw families and tenant after tenant have to leave the Westend because of the neverending tearing down of peoples homes that they had lived in for many decades, and the construction of these towers that block out the light, raise the rents, rip the heart and soul out of the community and have a negative impact on people's wellbeing and health as well.

I was devastated that my home and neighbourhood was being destroyed and replaced with something that quite frankly I did not recognize, very quickly going from a beautiful neighborhood and community to a concrete jungle full of strangers who don't get to know to know one another, and after years of desperately trying to hold onto it I most unfortunately had to leave.

Then I found a wonderful apartment in the wonderful neighbourhood of Fairview and I felt that I was the luckiest girl in the world to find another beautiful, peaceful, community spirited neighbourhood with heart and character and beautiful older buildings and not the never ending glass high-rises of yet another Yaletown.

So I am extremely saddened, disheartened and disappointed to see yet another rezoning application sign on the corner of my street, with the intention to demolish yet another beautiful older Vancouver home and disrupt the neighbourhood and the aesthetics of the neighbourhood and the character and heart of the neighbourhood with yet another high-rise.

I am also very concerned about how this will affect patients and emergency services using the hospital and those of us living in this area to be close to the hospital and the nearby healthcare centres. Having construction disruption will severely impact access to the hospital and the health centres.

And a personal reason for myself, another reason that I chose to move to this neighbourhood, is that I have s.22(1)

So the disruption of the proposed construction will also have a personal negative impact on myself, as well as on other people with medical issues needing to access the services here.

I am further greatly concerned that it will also gravely impact the emergency services helicopter services trying to access the roof of VGH.

Vancouver needs to maintain its older buildings and neighbourhoods and keep the sense of community which these older neighbourhoods provide for us who have the great fortune to live here.

We should not be forcing families, tenants and community members out of these neighbourhoods and out of the city by ripping down our homes and constructing monstrous towers that force the house prices and the rental fees through the roof.

We should not be tearing down the heart and soul of Vancouver (Beautiful older homes, neighbourhoods and communities) and replacing them with soulless, oppressive high-rises that, as I have already said, rip the heart and community out of our great city's neighbourhoods.

We need to preserve these precious neighbourhoods and buildings and instead the city should be looking to put its resources into building infrastructure and transit links with its surrounding suburbs, building new communities there so that the whole of the greater Vancouver area can enjoy living in proper communities, and not keep continuing to destroy the precious buildings and neighbourhoods we have enjoyed for decades upon decades, and erecting concrete jungles full of high-rises where nobody knows their neighbours and there is no heart or soul or community.

I sincerely urge you to heed my, and my fellow neighbours, heartfelt pleas regarding this issue and I welcome your response and discussion to save our beautiful neighbourhood and city.

Yours sincerely,

s.22(1)

s.22(1)

From: s.22(1)
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 9/12/2019 11:49:42 AM
Subject: Public hearing

The Fairview/South Granville Action Committee understands that the date of the public hearing to decide on the rezoning application is not yet available. However, please advise us of the length of notice that will be announced e.g. 1 week, 3 weeks etc.

Thank for a prompt reply.

s.22(1)

Vancouver, BC
V6H 1B6
Canada

s.22(1)

From: "Huang, Emily" <Emily.Huang@vancouver.ca>
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 9/10/2019 4:40:59 PM
Subject: RE: 2538 Birch Rezoning

Added

Emily Huang | Planning Assistant
Planning, Urban Design & Sustainability | City of Vancouver
Unceded traditional territories of the Musqueam, Squamish, and Tsleil-Waututh peoples
604.673.8329 | emily.huang@vancouver.ca

From: 2538 Birch Street Rezoning
Sent: Tuesday, September 10, 2019 2:11 PM
To: Huang, Emily
Subject: FW: 2538 Birch Rezoning

Hi Emily,

Can you add this to the Public Hearing notification database please?

Thanks,

Sarah

From: s.22(1)
Sent: Monday, July 01, 2019 8:59 AM
To: 2538 Birch Street Rezoning; tony.wai@ibigroup.com
Subject: 2538 Birch Rezoning

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

s.22(1)



From: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
To: s.22(1)
"2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
tony.wai@ibigroup.com
Date: 9/10/2019 5:23:21 PM
Subject: RE: 2538 Birch Rezoning

Hi s.22(1)

Your contact details have been added to the list and you will be notified.

Kind regards,

Sarah Crowley
Rezoning Planner
2538BIRCH@vancouver.ca

From: s.22(1)
Sent: Monday, July 01, 2019 8:59 AM
To: 2538 Birch Street Rezoning; tony.wai@ibigroup.com
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: 6/3/2019 8:10:48 AM
Subject: Re: 2538 Birch Street (formerly 1296 West Broadway)

Great, thanks so much for the clarification !

On 05/31/2019 11:49 am, 2538 Birch Street Rezoning wrote:

Hi s.22(1)

You are correct- this is the former Denny's site on West Broadway. This new rezoning application has been submitted under the city's new pilot program called Moderate Income Rental Housing Pilot Program (MIRHPP). More details about the pilot is available online here: <https://vancouver.ca/people-programs/creating-new-market-rental-housing.aspx>

There was a previous rezoning application submitted for the site (before the MIRHPP pilot) that was approved by Council in January 2018 under the Rental 100 policy. The proposal comprised of a 16-storey mixed use building (with mezzanine).

Kind regards,

Sarah Crowley
Rezoning Planner
2538 Birch Street Rezoning
2538Birch@vancouver.ca

From: s.22(1)
Sent: Thursday, May 30, 2019 12:18 PM
To: 2538 Birch Street Rezoning
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: "Langan, Kirsten" <Kirsten.Langan@vancouver.ca>
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/27/2019 10:44:59 AM
Subject: RE: CBC request about Birch Street rezoning

I've got this, you can disregard.

Thanks!
Kirsten

From: EVA UGUEN-CSENGE [mailto:eva.uguen-csenge@cbc.ca]
Sent: Thursday, June 27, 2019 10:14 AM
To: 2538 Birch Street Rezoning; Media
Subject: CBC request about Birch Street rezoning

Hi there,

I'm doing a story about the rezoning application at 2538 Birch Street and the open house being held tonight. Can I connect with someone from the city for an on-camera interview this afternoon?

Let me know,
Eva

--

Eva Uguen-Csenge
Reporter, CBC Vancouver
cell: (416) 270-1399

From: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>

To: s.22(1)

"2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>

Date: 6/20/2019 5:40:58 PM

Subject: RE: Coverage of Notices for Open House

Attachments: 2538 Birch St - Rezoning Application - Notification Boundary (Expanded)pdf

Hi s.22(1)

The notification radius is as indicated in the attached map.

Kind regards,

Sarah Crowley
2538 Birch Street Rezoning
2538Birch@vancouver.ca

From: s.22(1)

Sent: Wednesday, June 19, 2019 3:43 PM

To: 2538 Birch Street Rezoning

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.

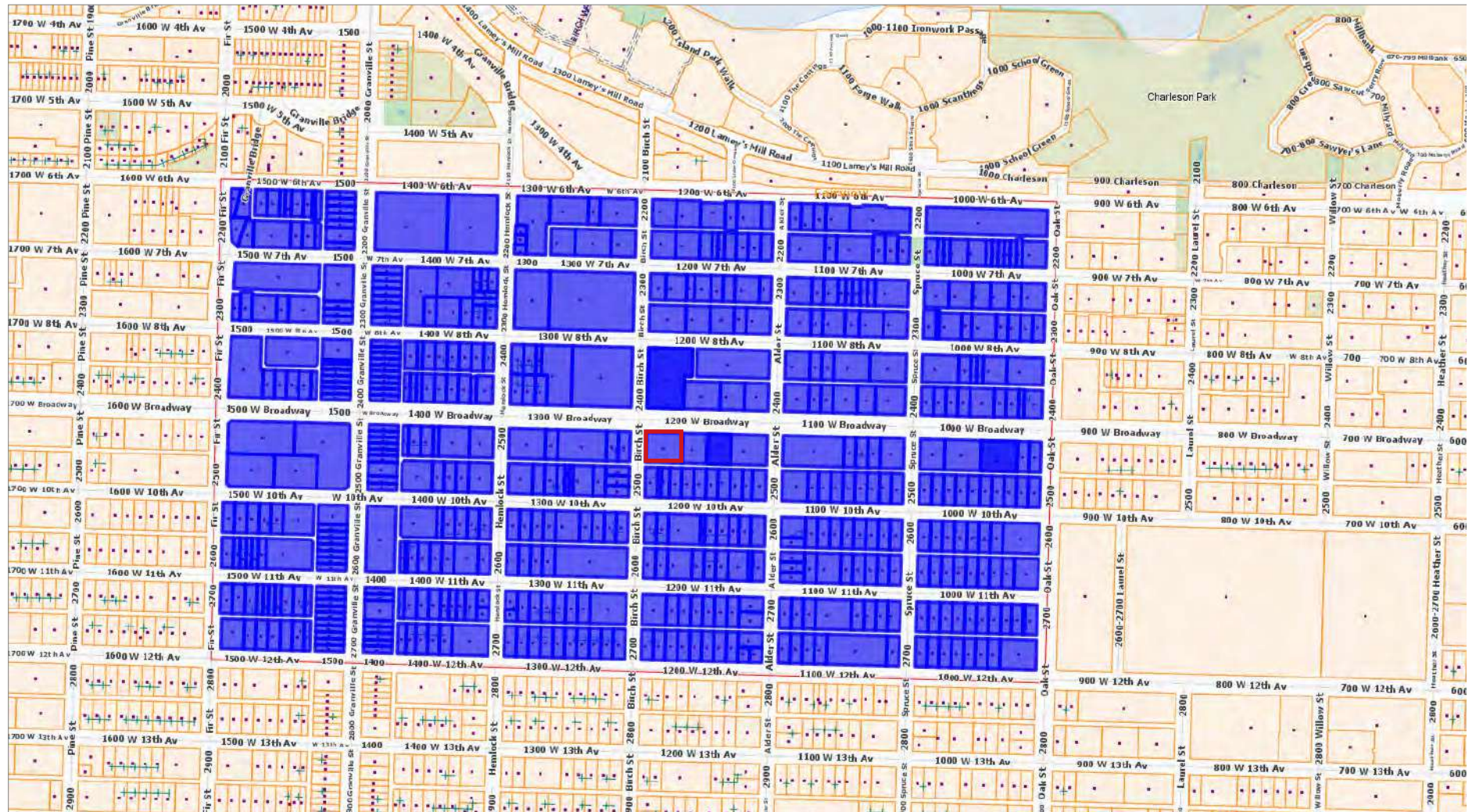
Thanking you in advance.

s.22(1)

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

8.5X11

Staff VanMap



From: "Huang, Emily" <Emily.Huang@vancouver.ca>
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/20/2019 12:17:50 PM
Subject: RE: Coverage of Notices for Open House
Attachments: 2538 Birch St - Rezoning Application - Notification Boundary (Expanded) - 2019-06-07..pdf

Hi Sarah

Attached is the boundary map

Emily

From: 2538 Birch Street Rezoning
Sent: Thursday, June 20, 2019 11:58 AM
To: Huang, Emily
Subject: RE: Coverage of Notices for Open House

Thanks- did the extended notification reach both sides of the street? Do you still have the notification map?

Thanks,

Sarah

From: Huang, Emily
Sent: Thursday, June 20, 2019 11:28 AM
To: 2538 Birch Street Rezoning
Subject: RE: Coverage of Notices for Open House

Hi Sarah,

The notification boundaries for the site is to:

To the south: 12th Ave

To the west: Fir St

To the north: West 6th Ave

To the east: Oak St

Emily

From: 2538 Birch Street Rezoning
Sent: Thursday, June 20, 2019 11:15 AM
To: Huang, Emily
Subject: FW: Coverage of Notices for Open House

Hi Emily,

Can you confirm the radius of the notification cards for this site per the email below?

Thanks,

Sarah

From: s.22(1)
Sent: Wednesday, June 19, 2019 3:43 PM
To: 2538 Birch Street Rezoning
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.

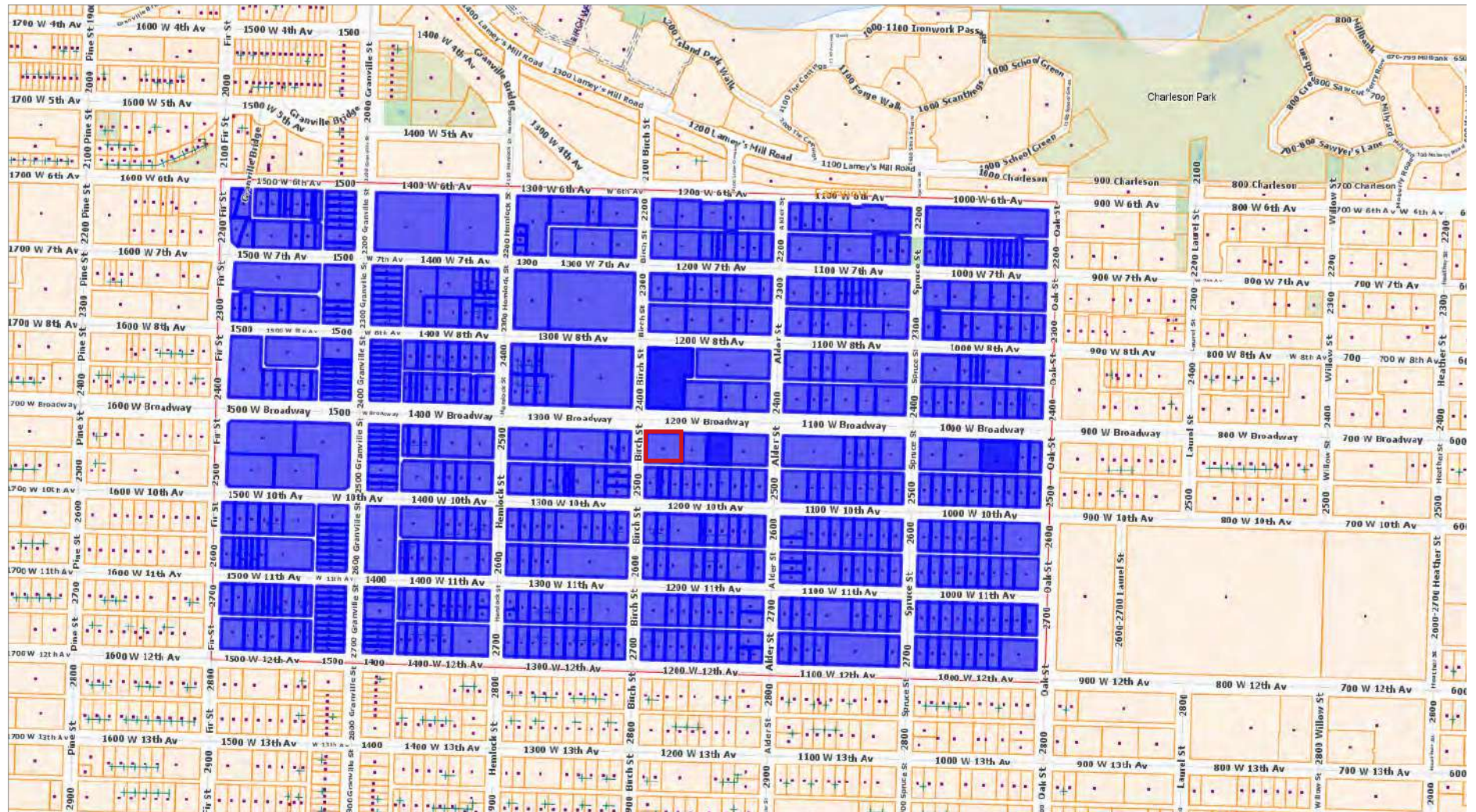
s.22(1)

Vancouver, BC
V6H 1B6
Canada

s.22(1)

8.5X11

Staff VanMap



From: "Anderson, Graham" <Graham.Anderson@vancouver.ca>
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 7/4/2019 2:11:26 PM
Subject: RE: Further Questions

This question should be directed to the applicant, please. I'm not aware of whether they have specified or yet determined their approach on these details.

For any of the rental units in the building, it is possible that there could be additional costs beyond the rent for the unit for parking stalls, extra external bulk storage or lockers, utilities (eg. electricity, gas, heat) that are billed directly to the tenant. If the owner/operator decides to allow pets, a pet damage deposit may be required. As per the RTA, this can be up to half of the monthly rent amount.

Thanks,

Graham

Graham Anderson

Social Planner | Housing Policy
Planning, Urban Design & Sustainability | City of Vancouver
Unceded Traditional Coast Salish Territory of the Musqueam, Squamish & Tsleil-Waututh First Nations
graham.anderson@vancouver.ca | 604-829-9264

-----Original Message-----

From: 2538 Birch Street Rezoning
Sent: Thursday, July 4, 2019 10:47 AM
To: Anderson, Graham
Subject: FW: Further Questions

Would you know any of the info requested below? I would assume any extra costs are set by the applicant...or is that something that is controlled by the City?

-----Original Message-----

From: s.22(1)
Sent: Wednesday, July 3, 2019 1:51 PM
To: 2538 Birch Street Rezoning
Cc: s.22(1)
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: s.22(1)
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/7/2019 1:47:10 PM
Subject: Re: open house

thanks Sarah

I don,t think that covers the shadow area but it does get more affected people.I have not received a notice yet from the city.

s.22(1)

From: 2538 Birch Street Rezoning
Sent: Friday, June 07, 2019 1:05 PM
To: s.22(1)
Subject: RE: open house

Hi s.22(1)

Thanks for getting in touch and providing some commentary on the notifications.

We have taken a look at the proposal and the shadow studies and believe that we can make an exception in this case to broaden the scope of the notification area. The revised notification area will likely be incorporating three blocks (to west, east and north) rather than the usual two. (i.e. As far as Fir to West, West 6th Avenue to North and Laurel Street to East approx.)

The details of the Open House on 27 June are posted on the webpage <https://rezoning.vancouver.ca/applications/2538birch/index.htm> and on the site sign for anyone who doesn't live within the notification area.

Have a great weekend,

Sarah Crowley
Rezoning Planner
2538BIRCH@vancouver.ca

From: s.22(1)
Sent: Friday, June 07, 2019 8:31 AM
To: 2538 Birch Street Rezoning
Subject: Re: open house

Hi Sarah

I think that the area should be expanded to the north.The sun shadow of this proposed building will go west of Fir ,east of Oak and north to Granville Island.This area should have a chance to talk.

s.22(1)

From: 2538 Birch Street Rezoning
Sent: Thursday, June 06, 2019 5:25 PM
To: s.22(1)
Subject: RE: open house

Hi s.22(1)

For the city-led open house scheduled on June 27 at the Holiday Inn, a notification radius of two blocks from the project site will be applied as per the city's typical notification practice.

Hope to see you there.

Kind regards,

Sarah Crowley
Rezoning Planner
2538BIRCH@vancouver.ca

From: s.22(1)
Sent: Tuesday, June 04, 2019 8:24 AM
To: 2538 Birch Street Rezoning
Subject: open house

Hi Sarah

I will not bother you with a phone call this time. Can you send me the actual area that has been notified of open house.

s.22(1)

From: "Broadway Plan" <broadwayplan@vancouver.ca>
To: s.22(1)
CC: "Broadway Plan" <broadwayplan@vancouver.ca>
"2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 7/25/2019 8:40:26 AM
Subject: RE: Proposed development on Broadway and Birch St.

Hello s.22(1)

Thank you for your email, and nice speaking with you at the VGH pop-up event last week.

We have passed your input onto the rezoning planner for this application, Marcel Gelein. The project proposed for 2538 Birch Street is under review through the rezoning application process. For more information on the application, including the proposed housing mix, please visit the rezoning application's webpage.

Best regards,
The Broadway Planning Team

-----Original Message-----

From: s.22(1)
Sent: Wednesday, July 24, 2019 11:34 AM
To: Broadway Plan
Subject: Proposed development on Broadway and Birch St.

I am writing about the 28 floor structure proposed at the foot of Birch St and Broadway. I stopped to speak to Zane at the information booth near VGH last week. He explained there would be 20 % Social Housing.

As I have worked in community health for many years I am aware of the need of affordable and safe housing and fully support it. However I also am aware when developers say there will be 20% social housing, it seldom materializes. Much of the new housing is sold to overseas investors and remains empty. This is not conducive to healthy communities, and continues to raise housing costs.

I live in an apartment on s.22(1) This will be in my neighbourhood, so from my self interest point of view, I really feel having another high rise block my view will spoil the neighbourhood. The building at the foot of Granville Street blocks the view form Alder Street already. People come to Vancouver for the natural beauty, and all that is being lifted is the windows of "protected views" as is euphemistically named when walking along False Creek. Is this really the way to go?

Sincerely

s.22(1)

From: s.22(1)
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 9/13/2019 9:01:19 AM
Subject: Re: Public hearing

Please add me to the notification list.

Thank you.

s.22(1)

Vancouver, BC
V6H 1B6
Canada

s.22(1)

On Thursday, September 12, 2019, 05:18:11 p.m. PDT, 2538 Birch Street Rezoning <2538BIRCH@vancouver.ca> wrote:

Hi s.22(1)

The Public Hearing notification period is typically two weeks in advance. Please let us know if you want to be added to the notification list to alert you to the date of this Public Hearing. (Note you only need to notify us if you do not reside within two blocks of the application site in which case you are automatically notified).

In addition, notices are also published in the local press approx. two weeks prior to the Public Hearing.

Kind regards,

Sarah Crowley

Rezoning Planner

2538BIRCH@vancouver.ca

From: s.22(1)
Sent: Thursday, September 12, 2019 11:50 AM
To: 2538 Birch Street Rezoning
Subject: Public hearing

The Fairview/South Granville Action Committee understands that the date of the public hearing to decide on the rezoning application is not yet available. However, please advise us of the length of notice that will be announced e.g. 1 week, 3 weeks etc.

Thank for a prompt reply.

s.22(1)

A large rectangular grey box redacting a significant portion of the document's upper left section.

Vancouver, BC
V6H 1B6

Canada
s.22(1)

A smaller rectangular grey box redacting a portion of the document's upper left section, located below the address.

From: s.22(1)
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/19/2019 8:41:04 PM
Subject: RE: Rezoning Application - 2538 Birch
Attachments: moderate-income-rental-housing-pilot-program-bulletin - clean.pdf
2538 BirchSt-Project Statistics.pdf

Good morning Sarah

I am sorry to be a pest, but I have another question.

As you noted below, the applicant for the 2538 Birch property has made and been accepted by the City under MIHRPP pilot. As I read the MIHRPP guidelines (I have attached the guideline I found – if there is a more recent version please accept my apologies and forward same to me), paragraph 2c says “projects should achieve the following unit mix distribution targets”. The target for Studio units are to be 25% of the total unit mix as I read the table. According to the 2538 Birch Project Statistics posted on the City’s web site, there will be a total of 30 studio units, out of a total of 248 units; this equates to 12.1% of total units. Is my reading of the requirements of the MIHRPP correct, and is the applicant failing to meet that requirement?

Also, I am confused by the box on the lower right-hand corner of the Project Statistics page. Is part of the rationale for the significant increase in density to 10.52x that the project exceeds the 25% of units target set in the guidelines for High Density Housing for Families with Children (two and three bedroom units amount to 39% of total units), or is that box meant to intended to rationalize falling short on studio units?

Many thanks for your patience,

s.22(1)

From: 2538 Birch Street Rezoning <2538BIRCH@vancouver.ca>
Sent: June 17, 2019 11:12 AM
To: s.22(1)
Subject: RE: Rezoning Application - 2538 Birch

Good morning s.22(1)

My sincere apologies for the delayed response.

My responses are below in blue.

Kind regards,

Sarah Crowley
Rezoning Planner
2538Birch@vancouver.ca

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: File of Vancouver, FOI 2019-594, Page 823 of 849

- 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? The proposed building is 84.25 m (276.40 ft.) in height
- 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. Yes, you are correct, parallel to the staff technical review and online public comments of the application, there is a City-led Open House scheduled for Thursday, June 27 at the Holiday Inn at 711 West Broadway. After that, the application will be brought forward to Urban Design Panel on July 10, 2019. Ultimately, it will be Council who will make the decision on this rezoning. Therefore it will be presented to Council for consideration at a Public Hearing. Members of the public are invited to register to speak directly at Public Hearing once a date is confirmed. The following link provides information on the rezoning process and how the public can get involved along the way, I hope you find this useful: <https://vancouver.ca/home-property-development/how-rezoning-works.aspx>

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? The application adheres to Policy 1 of the Broadway Interim Rezoning Policy <https://vancouver.ca/files/cov/broadway-planning-consideration-of-rezoning-applications.pdf> which reads "Where, at the time of adoption of this rezoning policy, there is an active rezoning application or where a recent application for rezoning advice has been received, and the applicant has received a written response stating that a rezoning application would be considered (within the past three years), the application will be considered."

The Broadway Plan Interim Rezoning Policy was approved by City Council on June 20, 2018. Policy 1 within the Interim Rezoning Policy allows for consideration of a rezoning where the applicant has received a written response stating that a rezoning application would be considered within the past three years. The applicant for 2538 Birch Street(formerly 1296 W Broadway) under the MIRHPP pilot was provided with such a response on June 6 2018, ahead of the adoption of Broadway interim rezoning policy and the terms of reference for a two-year planning program, thus enabling continued consideration of the proposal.

Many thanks for your time and assistance,

s.22(1)



MODERATE INCOME RENTAL HOUSING PILOT PROGRAM: APPLICATION PROCESS, PROJECT REQUIREMENTS AND AVAILABLE INCENTIVES

Authority - Director of Planning
Effective November 29, 2017
Amended December 15, 2017

This bulletin provides information on the application process, project requirements and incentives approved by City Council on November 29th 2017 (including amendments) relating to the construction of moderate income rental housing.

Beginning January 1st, 2018, the City will begin accepting development proposals for new buildings where 100% of the residential floor area is secured rental housing and at least 20% of the residential floor area that is counted in the calculation of the floor space ratio is made available to moderate income households; earning between \$30,000 and \$80,000/ year. As per Council direction, rental units for moderate income households will be provided in a variety of unit types (studios, 1, 2 and 3 bedrooms).

This is a pilot program to test and demonstrate what is possible in different parts of the city. Staff will select up to 20 proposals to submit full rezoning applications between January 1st 2018 and July 1st 2019. All applications will proceed through a full rezoning process including public hearing. Following the pilot program, Staff will report back to City Council with lessons learned and, if appropriate, recommendations for a new, long term program to encourage the construction of moderate income rental housing.

1. Application Process

1a. Information Session

An information session will be held on December 11th, 2017, from 8:30am-10:30am in Committee Room #1 at City Hall, 453 W 12th Ave, Vancouver. Staff will be on hand to discuss the Moderate Income Rental Housing Pilot Program in more detail and answer questions.

1b. Pre-Enquiry Application Form

Following the information session, interested proponents are encouraged to complete and submit a Pre-Enquiry Application Form for review by an interdepartmental staff team. Proponents are not required to submit any form of development work (i.e. drawings or plans) at this stage.

Proponents who would like to present alternative options for a single site are asked to complete one form for each option.

The interdepartmental staff team will review the Pre-Enquiry Application Forms to identify projects that best meet and exceed the criteria of the pilot program. Key criteria that staff will apply in the review of the Pre-Enquiry Application forms include the depth and breadth of affordability being provided, the

inclusion of family housing and locational considerations. As the purpose of the pilot is to demonstrate what is possible in different parts of the city, staff will seek to identify sites in a diversity of locations and zoning districts.

Proposals that are selected by the interdepartmental staff team will be invited to submit a full rezoning enquiry package.

1c. Rezoning Enquiry Package

The interdepartmental staff team will review and compare proposals at the enquiry stage to evaluate and assess the fit with the requirements of the pilot program and other Council policies and guidelines. Proposals that score well against set criteria will be selected to proceed further in the application process.

1d. Rezoning Application

Proponents of selected projects will be notified and advised of the requirements to submit a full rezoning application.

2. Project Requirements

2a. Affordability in the Moderate Income Rental Units

The incentives outlined in section 3 below are designed to encourage the delivery of new buildings where 100% of the residential floor area is secured rental housing and at least 20% of the residential floor area that is counted in the calculation of the floor space ratio is made available to moderate income households; earning between \$30,000 and \$80,000/ year.

Targeted Rents in Moderate Income Rental Units (at Project Opening)

Unit Type	Rents
Studio	\$950
1 Bedroom	\$1,200
2 Bedroom	\$1,600
3 Bedroom	\$2,000

Rent rates for any proposed Micro Dwelling units are expected to be lower than the rents for studio units.

Rent escalation in the moderate income units will be capped at the BC Residential Tenancy Act annual allowable increase, regardless of turnover.

2b. Requirements for Project Proponents

As a condition of development approval, applicants will be required to enter into a Housing Agreement with the City of Vancouver. The agreement will include the following requirements for the proponent regarding the operation of the moderate income rental units:

- **The Proponent will Verify Eligibility for New Tenants in Moderate Income Rental Units**
 - For new tenants, household income cannot exceed 4 times the annual rent for the unit (i.e. at least 25% of income is spent on rent).
 - There should be at least one occupant per bedroom in the unit.
- **The Proponent will Verify Eligibility for Existing Tenants in Moderate Income Rental Units**
 - Building operator will test existing tenants to ensure eligibility every 5 years after initial occupancy.
 - For existing tenants, household income cannot exceed 5 times the annual rent for the unit (i.e. at least 20% of income is spent on rent)
 - There should be at least one occupant per bedroom in the unit.
 - If an existing tenant no longer qualifies for their moderate income rental unit, the operator will issue a notice to end tenancy in accordance with the BC Residential Tenancy Act. The notice will take effect 6 months after the date of issuance.

- Note: in order to support stability of tenure, Provincial regulations allow additional flexibility for operators who meet the definition of a “housing society”. The City will consider alternative proposals for ensuring that moderate income units continue to serve targeted households over the long term while ensuring that existing tenants have stability of tenure.
- **The Proponent will Provide an Annual Report to the City of Vancouver on the Operation of the Moderate Income Rental Housing Units**
 - The report will be in a format deemed acceptable by the General Manager of Community Services or their designate
 - The report will be designed to ensure that the City can confirm that the building is operating as agreed and will include information on:
 - Rents collected in all units
 - Unit turnover and incomes of new tenants
 - Updated incomes for households who have occupied the unit for 5 years
 - The City may audit the information provided in the annual report.

2c. Unit Mix Guidelines

In order to ensure a variety of unit types in both the market and below market housing units, projects should achieve the following unit mix distribution targets.

Unit Type	% of total
Studios	25%
1 Bedrooms	40%
2 & 3 Bedrooms	35%
Total	100%

The unit type mix in the moderate income units should generally match that of the market rate units. The City encourages the provision of 3-bedroom rental housing units.

3. Available Incentives

3a. Development Cost Levy (DCL) Waivers

The City of Vancouver’s Rental Incentive Guidelines include a detailed description of the criteria that must be met in order for a secured rental housing project to be eligible for a DCL Waiver. <http://vancouver.ca/files/cov/rental-incentive-guidelines.pdf>

These criteria will be applicable to 100% secured rental projects that include at least 20% of the residential floor area that is counted in the calculation of the floor space ratio as moderate income rental housing. Projects will be eligible for a DCL waiver provided they meet the requirements of the DCL by-law.

3b. Senior Government Programs to Support Rental Housing Construction

Government of BC Programs

The BC Housing Community Partnerships Initiative provides financing to support the creation of affordable housing for low and moderate income households in communities across British Columbia. The following financing streams may be available to support proposals that include moderate income rental housing.

Interim Construction Financing – available to both for profit and non-profit developers

BC Housing can provide interim construction financing for the development of affordable housing which includes new construction and the purchase of existing buildings to preserve affordability. Interim

financing may be approved up to 100% of the construction cost to complete the affordable housing portion of the project.

Take-out Financing – available to non-profit developers

BC Housing may also help eligible non-profit housing partners obtain take-out financing. BC Housing will make arrangements with a large number of approved lenders to obtain low interest rates and favourable terms through a competitive tender and selection process conducted and approved by BC Housing. All approved BC Housing take-out loans will have low cost Canada Mortgage and Housing Corporation (CMHC) loan insurance. This stream of financing is only available to non-profit developers.

Additional details including eligibility criteria are available on the BC Housing website: <https://www.bchousing.org/partner-services/funding-opportunities-for-housing-partners/community-partnership-initiative>

Government of Canada Programs

Interested proponents are encouraged to review the following CMHC programs that may be available to assist with project viability:

- Affordable Rental Innovation Fund: <https://www.cmhc-schl.gc.ca/en/inpr/afhoce/afhoce/affordable-rental-innovation-fund.cfm>
- Rental Construction Financing initiative: <https://www.cmhc-schl.gc.ca/en/hoficlincl/moloin/mupr/rental-construction-initiative.cfm>
- Seed Funding Program : https://www.cmhc-schl.gc.ca/en/inpr/afhoce/afhoce/afhoce_001.cfm

3c. City of Vancouver Capital Grants for Non-Profit Developers

The City provides capital grants to improve the viability and/or the enhance affordability of social housing developments that meet the definition of “social housing”, as outlined in the City of Vancouver’s Zoning and Development By-law. Eligibility information (including affordability levels) and application forms are available by contacting affordable housing projects staff at: housing@vancouver.ca.

3d. Parking Requirement Reductions

Incentives for Secured Market Rental Housing

The City of Vancouver’s Parking By-Law outlines the reductions to parking requirements that can be considered for projects that provide “Secured Market Rental Housing”:

<http://vancouver.ca/your-government/parking-bylaw.aspx>.

In order to encourage the construction of projects that include moderate income rentals, the City may consider additional relaxations beyond those provided to 100% secured market rental housing projects. For example:

- if the project is within two blocks of a rapid transit station, or within two blocks of the intersection of two distinct bus routes that run north to south and east to west, the minimum parking requirement can be relaxed to 30% less than what is required for projects that provide 100% of units at full market rates.
- in the Downtown District ODP area, consider reducing parking requirements beyond what is required in developments that provide 100% of units at full market rates.

The amount of parking that is provided will be discussed with the proponent during the enquiry stage.

3e. Relaxation of Minimum Unit Size and Configuration Requirements

The City of Vancouver requires that at least 35% of units in secured market rental housing projects have 2 or more bedrooms: <http://vancouver.ca/files/cov/family-room-housing-mix-policy-for-rezoning-projects-2016-07-13.pdf>.

This requirement for 35% family units will apply to projects that include at least 20% of the residential floor area that is counted in the calculation of the floor space ratio as moderate income rental housing and the unit type mix in the moderate income units will need to match that of the market rate units.

However, as an incentive to encourage construction of moderate income rental housing, the Director of Planning may relax minimum unit size and configuration requirements in the moderate income units. Potential relaxations in unit size (e.g. micro suites) and configurations (e.g. in board bedrooms) may be considered subject to evaluation of livability and design performance.

Proposals that include dwelling units that are less than 398 sq. ft., including Micro Dwellings (as defined in the Zoning and Development By-law), will need to be in appropriate locations and should include building design features to support livability in the smaller units (e.g. balconies on the smaller units and enhanced common amenity space(s) in the building).

3f. Expedited Processing

Proposals that meet the requirements of the Moderate Income Rental Housing Pilot Program will be prioritized for expedited processing by City staff.

3g. Additional Floor Area

The City of Vancouver's Rental Incentive Guidelines provide the opportunity for additional floor area for projects that deliver 100% of residential floor area as secured market rental housing. The table below identifies areas of the City where additional height and density may be considered for rental projects that include at least 20% of the residential floor area that is counted in the calculation of the floor space ratio as moderate income rental housing.

General Guidelines for Additional Height and Density

	100% Secured Market Rental	Additional Height and Density for Projects that Include at Least 20% of Residential Floor Area as Moderate Income Rental Housing
C-1	Generally consider C-2 form	Over 4 and up to 6 storeys on arterial streets.
C-2, C-2B, C-2C & C-2C1	Up to 6 storeys	Over 6 and up to 14 storeys at arterial intersections.
C-3A	Consider additional density; adhere to existing height limits and generally to guidelines	Supportable height and density will vary depending on the site.
MC-1	Consider modest increases in height and density	Over 6 and up to 14 storeys at arterial intersections.
CD-1	Consider redevelopment of sites with no existing rental housing	Consider redevelopment of a limited number of highly underutilized sites (e.g. < 0.75 FSR). Supportable height and density will vary depending on the site.
RM zones	Consider redevelopment of sites with no existing rental housing	Consider redevelopment of a limited number of highly underutilized sites with a low number of existing tenants – buildings with a maximum of 3 existing rental units. Up to 6 storeys on arterials. Consider higher forms at arterial intersections. On larger sites off-arterials, consider up to 6 storeys where appropriate.
RT zones	On arterials, generally consider RM-4N form of dev.	Over 4 and up to 6 storeys on arterials. Consider higher forms at arterial intersections.
RS zones	None	On larger sites off-arterials, consider up to 6 storeys where appropriate
Downtown District ODP (excluding areas A, B, C1, F, K1, K2 & K3)	Consider development sites which allow for residential density where there are no conflicts with existing policies for social housing (e.g. the density bonus for social housing for small sites in the Downtown South). Consider additional density appropriate to context; adhere to existing height policies and limits.	

Additional Considerations

- Projects must consider and respect transitions to surrounding areas and homes.
- Neighbourhood context is an important consideration. In single family and duplex areas, projects in areas with existing precedents for higher buildings will be considered more appropriate locations for additional height and density.
- Policy direction in recently approved policy plan areas must be respected (e.g. Marpole, DTES, West End, Grandview-Woodland, Joyce Station Area, Cambie Corridor, Oakridge Transit Centre).
- Where existing zoning or street context supports provision of ground floor retail space, proposals should include ground floor retail.
- Where redevelopment impacts existing tenants, comprehensive tenant relocation planning is required: <http://vancouver.ca/people-programs/tenant-relocation-resources-for-owners-and-developers.aspx>
- Proposals for projects in areas not identified in the table above will not be considered. In particular, sites not identified as General Urban in the Regional Context Statement ODP cannot be considered.

Project Statistics

PROJECT SUMMARY	
SITE AREA	18,762 SF
PROPOSED RESIDENTIAL AREA	169,821 SF
PROPOSED RETAIL AREA	11,326 SF
PROPOSED OFFICE AREA	16,212 SF
PROPOSED FLOOR SPACE RATIO	10.52
MARKET RESIDENTIAL RENTAL UNITS	195
MODERATE INCOME RENTAL UNITS	53
TOTAL NUMBER RENTAL UNITS	248
PARKING STALLS	187

Street	Permitted	Proposed
Setbacks		
Front	-	-
Rear	-	-
Side (Birch St.)	0.8m	0.8m
Side (East)	-	-

Tower	Permitted	Proposed
Setbacks		
Front	-	-
Rear	4.57m	4.57m
Side (Birch St.)	2.13m	2.13m
Side (East)	13.09m	13.09m

FLOOR AREA			(SF)	(SM)							
Site Area			18,762	1743.05							
Level	Floor to Floor Height (F)	Elevation (F)	Retail / Office (SF)	Retail / Office (SM)	Residential (SF)	Residential (SM)	Rentable (Net) (SF)	Rentable (Net) (SM)	Efficiency	Amenity (Exclusions) (SF)	Amenity (Exclusions) (SM)
Mech/Roof	19.08	428.58									
28	9.17	409.50								3348	311.0
27	9.17	400.33			5384	500.2	4474	415.6	83.1%		
26	9.17	391.17			5384	500.2	4474	415.6	83.1%		
25	9.17	382.00			5384	500.2	4474	415.6	83.1%		
24	9.17	372.83			5384	500.2	4474	415.6	83.1%		
23	9.17	363.67			5384	500.2	4474	415.6	83.1%		
22	9.17	354.50			5384	500.2	4510	419.0	83.8%		
21	9.17	345.33			5809	539.7	4870	452.4	83.8%		
20	9.17	336.17			5809	539.7	4870	452.4	83.8%		
19	9.17	327.00			6167	572.9	5232	486.1	84.8%		
18	9.17	317.83			6563	609.7	5605	520.7	85.4%		
17	9.17	308.67			6563	609.7	5605	520.7	85.4%		
16	9.17	299.50			6885	639.6	5905	548.6	85.8%		
15	9.17	290.33			6885	639.6	5902	548.3	85.7%		
14	9.17	281.17			6885	639.6	5902	548.3	85.7%		
13	9.17	272.00			6885	639.6	5902	548.3	85.7%		
12	9.17	262.83			6885	639.6	5902	548.3	85.7%		
11	9.17	253.67			6885	639.6	5902	548.3	85.7%		
10	9.17	244.50			6885	639.6	5902	548.3	85.7%		
9	9.17	235.33			6885	639.6	5947	552.5	86.4%		
8	9.17	226.17			9327	866.5	8063	749.1	86.4%		
7	9.17	217.00			9327	866.5	8309	771.9	89.1%		
6	9.17	207.83			9327	866.5	8309	771.9	89.1%		
5	9.17	198.67			9496	882.2	8451	785.1	89.0%		
4	9.17	189.50			9789	909.4	8190	760.9	83.7%		
3	16	173.50	16,212	1,506	1,102	102.4					
2		165.50	1,369	127	1,157	107.5					
1	19	154.50	9,957	925	2,001	185.9					
P1										152	14.1
Total	Height	274.08	27,538	2,558.4	169,821	15,776.9	141,648	13,159.5	83.4%	3500	325.2
Total Gross Area					200,859	18,660					
Total Net Area					197,359	18,335					
FSR Achieved					10.52						

UNIT MIX									
Total Number of Units			MI	53	MK	195	248		
Level	Studio		1 Bedroom		2 Bedroom		3 Bedroom		
	MI		MI		MI		MI		
27				5		3			
26				5		3			
25				5		3			
24				5		3			
23				5		3			
22				3		2		2	
21				3		4		1	
20				3		4		1	
19				4		4		1	
18				4		3		2	
17				4		3		2	
16		1		6		4			
15		3		7		2			
14		3		7		2			
13		3		7		2			
12		3		7		2			
11		3		7		2			
10		3		7		2			
9			2	3				4	
8	2	1	1	5	2	2		1	
7	2		4		4		2	1	
6	2		4		4		2	1	
5	2		3		5		2	1	
4	2		5		2		1	3	
3									
2									
1									
Total	10	20	19	102	17	53	7	20	
% Total	18.9%	10.3%	36%	52%	32.1%	27.2%	13.2%	10.3%	
Moderate Income Total Family Units							45.3%		
Market Total Family Units							37.4%		

From Secured Market Rental Housing Policy:

The City's Secured Market Rental Housing Policy encourages the inclusion of family housing. The City's target for housing units is set at 25% of units for all secured market rental developments. Family units will be 2 or more bedrooms designed to meet the Council adopted guidelines for High Density Housing for Families with Children.

From: s.22(1)
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/17/2019 2:14:56 PM
Subject: RE: Rezoning Application - 2538 Birch

Good afternoon Sarah

I have a couple of follow-up questions

- First, I am not a planner, but I took a look at the building elevation document after I sent my questions in, and it seems to show a peak height of 293.00 ft. Is this correct? Can you clarify the difference between the 276.4 ft you show below and the drawing?
- I tried to find the Urban Design Panel meeting on July 10th on the city's calendar, and it is not there. Could you tell me where the meeting is held, and what time it starts?

Many thanks

s.22(1)

From: 2538 Birch Street Rezoning <2538BIRCH@vancouver.ca>
Sent: June 17, 2019 11:12 AM
To: s.22(1)
Subject: RE: Rezoning Application - 2538 Birch

Good morning s.22(1)

My sincere apologies for the delayed response.

My responses are below in blue.

Kind regards,

Sarah Crowley
Rezoning Planner
2538Birch@vancouver.ca

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? The proposed building is 84.25 m (276.40 ft.) in height
- 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. Yes, you are correct, parallel to the staff technical review and online public comments of the application, there is a City-led Open House scheduled for Thursday, June 27 at the Holiday Inn at 711 West Broadway. After that, the application will be brought forward to Urban Design Panel on July 10, 2019. Ultimately, it will be Council who will make the decision on this rezoning. Therefore it will be presented to Council for consideration at a Public Hearing. Members of the public are invited to register to speak directly at Public Hearing once a date is confirmed. The following link provides information on the rezoning process and how the public can get

- involved along the way, I hope you find this useful: <https://vancouver.ca/home-property-development/how-rezoning-works.aspx>

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? The application adheres to Policy 1 of the Broadway Interim Rezoning Policy <https://vancouver.ca/files/cov/broadway-planning-consideration-of-rezoning-applications.pdf> which reads "Where, at the time of adoption of this rezoning policy, there is an active rezoning application or where a recent application for rezoning advice has been received, and the applicant has received a written response stating that a rezoning application would be considered (within the past three years), the application will be considered."

The Broadway Plan Interim Rezoning Policy was approved by City Council on June 20, 2018. Policy 1 within the Interim Rezoning Policy allows for consideration of a rezoning where the applicant has received a written response stating that a rezoning application would be considered within the past three years. The applicant for 2538 Birch Street (formerly 1296 W Broadway) under the MIRHPP pilot was provided with such a response on June 6 2018, ahead of the adoption of Broadway interim rezoning policy and the terms of reference for a two-year planning program, thus enabling continued consideration of the proposal.

Many thanks for your time and assistance,

s.22(1)

From: s.22(1)
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/7/2019 12:59:42 PM
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

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Many thanks for your time and assistance,

s.22(1)

From: s.22(1)
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/26/2019 1:01:09 PM
Subject: RE: Rezoning Application - 2538 Birch

Good afternoon Sarah

May I have a response to my questions below?

Many thanks

s.22(1)

From: s.22(1)
Sent: June 19, 2019 8:41 PM
To: 2538 Birch Street Rezoning <2538BIRCH@vancouver.ca>
Subject: RE: Rezoning Application - 2538 Birch

Good morning Sarah

I am sorry to be a pest, but I have another question.

As you noted below, the applicant for the 2538 Birch property has made and been accepted by the City under MIHRPP pilot. As I read the MIHRPP guidelines (I have attached the guideline I found – if there is a more recent version please accept my apologies and forward same to me), paragraph 2c says “projects should achieve the following unit mix distribution targets”. The target for Studio units are to be 25% of the total unit mix as I read the table. According to the 2538 Birch Project Statistics posted on the City’s web site, there will be a total of 30 studio units, out of a total of 248 units; this equates to 12.1% of total units. Is my reading of the requirements of the MIHRPP correct, and is the applicant failing to meet that requirement?

Also, I am confused by the box on the lower right-hand corner of the Project Statistics page. Is part of the rationale for the significant increase in density to 10.52x that the project exceeds the 25% of units target set in the guidelines for High Density Housing for Families with Children (two and three bedroom units amount to 39% of total units), or is that box meant to intended to rationalize falling short on studio units?

Many thanks for your patience,

s.22(1)

From: 2538 Birch Street Rezoning <2538BIRCH@vancouver.ca>
Sent: June 17, 2019 11:12 AM
To: s.22(1)
Subject: RE: Rezoning Application - 2538 Birch

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My responses are below in blue.

Kind regards,

Sarah Crowley
Rezoning Planner
2538Birch@vancouver.ca

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

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The Broadway Plan Interim Rezoning Policy was approved by City Council on June 20, 2018. Policy 1 within the Interim Rezoning Policy allows for consideration of a rezoning where the applicant has received a written response stating that a rezoning application would be considered within the past three years. The applicant for 2538 Birch Street(formerly 1296 W Broadway) under the MIRHPP pilot was provided with such a response on June 6 2018, ahead of the adoption of Broadway interim rezoning policy and the terms of reference for a two-year planning program, thus enabling continued consideration of the proposal.

Many thanks for your time and assistance,

s.22(1)

From: s.22(1)
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/27/2019 10:51:44 AM
Subject: Re: rezoning of above property

Dear Sarah Crowley,

Re: above subject. I live at 7th and Birch, as does a friend of mine. The other day when my neighbour was outside the building he encountered a young man removing all the NOTICES re the REZONING APPLICATION AND OPEN HOUSE. When he was approached by my neighbour who asked what he was doing and why, he got a hostile response - to the effect of "what business is this of yours?"

I thought you and the Rezoning Planning Department should know that the developer is attempting to disrupt the application process. Unfortunately, this person (doing the removing) was hostile as I said, but obviously the Prospective Developer is attempting to disrupt or otherwise interfere with the legal process that has been started by the City of Vancouver.

Yours truly,
s.22(1)

From: s.22(1)

To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>

Date: 7/11/2019 9:18:19 AM

Subject: Re 2538 Birch Street Rezoning

Attachments: City of Vancouver re Birch Street.pdf

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 3Y9
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 would like to begin by saying that I do not Agree with adding the additional square footage to the project. It seems to me that developers approach a project only to get one step out of the way and then push for further development, it particular because any additional square footage is free space to them. I further feel that at this time there is a considerable amount of moderate income development going on and I suggest that a glut is developing that which would likely affect the value of currently owned property. We have been in this space before where everyone is trying to get on the bandwagon only it to take years for the surplus space to be utilized.

What specific concerns do you have about this rezoning proposal?

I do not think the City needs to give free space away and that the developer, if they have the extra building funds, should find another property to develop in our district.

I have to assume that the City has set the guide lines for building in the Fairview area so as to create a livable area and does not need to vary from the original plan.

Further I cannot see the rental costs being any more affordable than current rates which are currently out of the range of a good number of renters. Plus the units are small in size and do not lend themselves more than one person unless they are together as a couple.

s.22(1)

s.22(1)

V6H 3Y9

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

Please note, while the names and addresses are not shared, any response to this proposal is deemed to be public information. The information is collected by the City of Vancouver under the authority of the Freedom of Information and Protection of Privacy Act. Questions about this may be directed to the Director, Access to Information at 453 West 12th Avenue, Vancouver, British Columbia, V5Y 1V4 or via telephone at 604-873-7999.

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

Website: vancouver.ca/rezapps

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

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

IMPORTANT INFORMATION Please have this translated
RENSEIGNEMENTS IMPORTANTS Veuillez les faire traduire
重要資訊 請找人為您翻譯
重要資訊 請找人為您翻譯
MAHALAGANG KAALAMAN Mangyaring itataguyod
အရေးကြီးသော အချက်အလက်ကို သိရှိရန် အခြားသူများကို
TIN TUC QUAN TRONG Xin hãy dịch sang tiếng Việt
INFORMACIÓN IMPORTANTE Busque a alguien que le traduzca
중요정보 번역해주시지요
اطلاعات مهم لطفاً ترجمه کنید یا برای شما ترجمه کنند

From: s.22(1)
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/24/2019 12:46:19 PM
Subject: Rezoning Application - 2538 Birch Street

As an owner in the s.22(1) I am opposed to the rezoning application for 2538 Birch (formerly 1296 West Broadway).

I was OK with the original 16 storey application; but the latest rezoning application of 28 storeys is simply too big a building + too much density for the site.

The vertical addition of 12 storeys is considered excessive and no longer 'blends' in with the neighbourhood.

I think it is the wrong location for what will be the tallest building along the Broadway corridor.

This massive, tall building will now 'stick out' on the corridor and on the skyline and I don't think that is good planning or good precedent.

I also don't think it is the intent of Moderate Income Rental Housing initiative to cause massive buildings like this to be proposed.

The density should be more evenly distributed along Broadway and not allowed to be jammed into a single structure such as this.

Thank-you for listening.

Yours truly,

s.22(1)

Vancouver, BC

s.22(1)

From: s.22(1)
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/13/2019 9:07:49 AM
Subject: Rezoning application

Dear Sarah:

This is insane.

I for one do not want this behemoth in my neighbourhood.

I cannot believe the specs.

Kind regards.

s.22(1)



From: s.22(1)
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/26/2019 9:26:18 PM
Subject: Rezoning Application/2538 Birch Street/Meeting June 27

Dear Ms Crowley:

I will not be able to attend the public meeting on Thursday regarding the rezoning application, so I want to briefly express some of my concerns.

I very much support increasing the rental stock in the city and would not oppose the original planned 16-storey building as it would fit in with the neighbourhood and not overly stress the infrastructure in the area. Why not require that the 16-storey building be primarily for lower income people?

This neighbourhood is already experiencing considerable increases in traffic and noise, and the city's blocking off of 7th Ave at Oak St. has forced more traffic on to my street (8th Ave) and other surrounding side streets.

The city has done nothing to deal with the cross-town traffic now passing along the side streets in the area all day long. With a total of 248 new apartments with fewer than one parking stall per apartment this will force more clogging of street parking, not to mention the increase in concentrated traffic that it will create. What is the plan for this neighbourhood to deal with those issues? Where is the green space in this part of town?

Lastly, the building as planned is, frankly, really ugly. Lets provide more rental housing, especially for young people and those of modest means, with buildings that are beautiful, sized appropriately, and that help create a sense of community.

Yours truly

s.22(1)

Vancouver, BC

s.22(1)

From: s.22(1)
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/13/2019 10:12:32 PM
Subject: Rezoning Application

Sarah,

This project should not go through lengthy delays.

Does the city not understand there is a rental crisis and people have no place to live – I'm not sure what part of that they don't get.

Projects like this should be rushed through – and building should begin immediately – to help with the crisis.

Why isn't the city offering incentives to do more of this sort of building? Why is this rental building even being debated?

Does the city not recognize we have a housing crisis? Why aren't they doing anything about it?

I'm most interested in your answers – and I would appreciate an answer – not a canned response that everyone gets. People in this city are really fed up with how this city is run and how it manages our tax dollars.

Please feel free to pass on my email to Mayor and council and anyone else that wants to help with the crisis – as it sits now – the entire city hall is so disconnected with reality!

s.22(1)

s.22(1)

From: s.22(1)
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/27/2019 4:43:45 PM
Subject: rezoning of 2538 Birch St., Vancouver

Sarah

I am unable to attend the open house for the above rezoning application but do have a major concern.

187 underground parking stalls are being allotted for 248 units in this building.

As a result, 61 units will not have parking available. In addition, I am assuming there will be no designated visitor parking.

As the city of Vancouver knows very well, parking is at a PREMIUM along that part of the Broadway corridor. VGH parking is at a premium without the addition of possibly 61 units trying to find parking for their vehicles !

438 bike stalls. Almost all 248 units will have 2 bike stalls allotted to them.

This does not make sense !

I sincerely hope the City reconsiders this proposal and refuses this development unless SUFFICIENT parking to accommodate all 248 units, can be provided.

s.22(1)

Vancouver

From: s.22(1)
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 7/3/2019 8:05:32 AM
Subject: Rezoning of 2538 Birch Street

Dear Ms Crowley,

I am utterly opposed to the plan to build a 28-storey residential building at 2538 Birch Street, for a variety of reasons. Such a building would be hideously out of sync with the neighbourhood, being a carbuncle that would tower about 14-storeys over the next highest buildings in the neighbourhood. The result would be ridiculous and grossly disproportionate.

It's debatable whether the neighbourhood can even absorb such a massive hit to the infrastructure. This building would likely be the equivalent of adding 9 three-storey apartment buildings to the existing neighbourhood, with no infrastructure changes whatever. The Broadway corridor is already busy; this would do nothing to make the city more livable. This doesn't include the other infrastructure hits to garbage, sewage, power, noise etc.

Such a building would also restrict views, and more importantly, light, for a large area surrounding the proposed site. I doubt very much that current residents would appreciate a looming monstrosity that keeps them in perpetual darkness. I know that I won't appreciate any shadows that will no doubt appear blocking out the limited light that I have.

I understand that the rationale for this is to have affordable housing in Vancouver, a laudable goal which I support. However, the approach the City is using doesn't strike me as the correct one, as outlined here: <https://vancouver.sun.com/opinion/op-ed/elizabeth-murphy-vancouver-growth-targets-dont-add-up>. This building feels more like a cynical ploy to increase the profits of developers rather than a legitimate desire to increase the livability of the neighbourhood. In fact, the developers asking for a ridiculously oversized building in the neighbourhood feels like a plan to have the local residents breathe a sigh of relief when the ultimately approved building is only a few storeys taller than the highest building in the neighbourhood, scaled back because of strident resident complaints.

Voter apathy and cynicism in all levels of government is rising because governments don't appear to listen to their constituents. I very much hope the City of Vancouver can prove me wrong and not approve this cyclopean heap of a building.

Sincerely,

s.22(1)



From: s.22(1)
To: "2538 Birch Street Rezoning" <2538BIRCH@vancouver.ca>
Date: 6/26/2019 3:22:38 PM
Subject: *** THIS IS AN INFORMATION REQUEST NOT FEEDBACK ***RE: Thank you for your feedback

!!! ATTENTION PLEASE !!!

Please note that the email below was not providing feedback, but rather following up on an outstanding information request from the Planner, Sarah Crowley, which was submitted to this mailbox as per the Rezoning Application web page.

I am also copying Councillor Hardwick in the hope she will use her good offices to see if this email can be directed to the correct person.

May thanks

s.22(1)

From: 2538 Birch Street Rezoning <2538BIRCH@vancouver.ca>
Sent: June 26, 2019 1:01 PM
To: s.22(1)
Subject: Thank you for your feedback

Thank you for your feedback on the 2538 Birch Street (formerly 1296 West Broadway) rezoning application. Your response has been recorded and will be reviewed by City Staff and included in the report for Council's consideration.

Public feedback is accepted continuously throughout the rezoning process.

For Good afternoon Sarah

May I have a response to my questions below?

Many thanks

s.22(1)

From: s.22(1)
Sent: June 19, 2019 8:41 PM
To: 2538 Birch Street Rezoning <2538BIRCH@vancouver.ca>
Subject: RE: Rezoning Application - 2538 Birch

Good morning Sarah

I am sorry to be a pest, but I have another question.

As you noted below, the applicant for the 2538 Birch property has made and been accepted by the City under MIHRPP pilot. As I read the MIHRPP guidelines (I have attached the guideline I found – if there is a more recent version please accept my apologies and forward same to me), paragraph 2c says “projects should achieve the following unit mix distribution targets”. The target for Studio units are to be 25% of the total unit mix as I read the table. According to the 2538 Birch Project Statistics posted on the City’s web site, there will be a total of 30 studio

units, out of a total of 248 units; this equates to 12.1% of total units. Is my reading of the requirements of the MIHRPP correct, and is the applicant failing to meet that requirement?

Also, I am confused by the box on the lower right-hand corner of the Project Statistics page. Is part of the rationale for the significant increase in density to 10.52x that the project exceeds the 25% of units target set in the guidelines for High Density Housing for Families with Children (two and three bedroom units amount to 39% of total units), or is that box meant to intended to rationalize falling short on studio units?

Many thanks for your patience,

s.22(1)

From: 2538 Birch Street Rezoning <2538BIRCH@vancouver.ca>

Sent: June 17, 2019 11:12 AM

To: s.22(1)

Subject: RE: Rezoning Application - 2538 Birch

Good morning s.22(1)

My sincere apologies for the delayed response.

My responses are below in blue.

Kind regards,

Sarah Crowley
Rezoning Planner
2538Birch@vancouver.ca

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? The proposed building is 84.25 m (276.40 ft.) in height
- 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. Yes, you are correct, parallel to the staff technical review and online public comments of the application, there is a City-led Open House scheduled for Thursday, June 27 at the Holiday Inn at 711 West Broadway. After that, the application will be brought forward to Urban Design Panel on July 10, 2019. Ultimately, it will be Council who will make the decision on this rezoning. Therefore it will be presented to Council for consideration at a Public Hearing. Members of the public are invited to register to speak directly at Public Hearing once a date is confirmed. The following link provides information on the rezoning process and how the public can get involved along the way, I hope you find this useful: <https://vancouver.ca/home-property-development/how-rezoning-works.aspx>

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? The application adheres to Policy 1 of the Broadway Interim Rezoning Policy <https://vancouver.ca/files/cov/broadway-planning-consideration-of-rezoning-applications.pdf> which

reads "Where, at the time of adoption of this rezoning policy, there is an active rezoning application or where a recent application for rezoning advice has been received, and the applicant has received a written response stating that a rezoning application would be considered (within the past three years), the application will be considered."

The Broadway Plan Interim Rezoning Policy was approved by City Council on June 20, 2018. Policy 1 within the Interim Rezoning Policy allows for consideration of a rezoning where the applicant has received a written response stating that a rezoning application would be considered within the past three years. The applicant for 2538 Birch Street(formerly 1296 W Broadway) under the MIRHPP pilot was provided with such a response on June 6 2018, ahead of the adoption of Broadway interim rezoning policy and the terms of reference for a two-year planning program, thus enabling continued consideration of the proposal.

Many thanks for your time and assistance,

s.22(1)

the latest information on this application, please visit the project web page: <https://rezoning.vancouver.ca/applications/2538birch/index.htm>