

File No.: 04-1000-20-2020-113

April 1, 2020

s.22(1)

Dear s.22(1)

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of February 12, 2020 for:

**All comments received by the City and/or its agents related to the proposed rezoning of 2538 Birch Street (formerly 1296 West Broadway) including emails sent to [2538Birch@vancouver.ca](mailto:2538Birch@vancouver.ca), [sarah.crowley@vancouver.ca](mailto:sarah.crowley@vancouver.ca), and comments received via the online feedback form located at: <https://rezoning.vancouver.ca/applications/2538birch/feedback.htm>**

**Date range: September 23, 2019 to February 12, 2020.**

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.22(1) of the Act. You can read or download this section here: [http://www.bclaws.ca/EPLibraries/bclaws\\_new/document/ID/freeside/96165\\_00](http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00).

Under section 52 of the Act you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your request. The Act allows you 30 business days from the date you receive this notice to request a review by writing to: Office of the Information & Privacy Commissioner, [info@oipc.bc.ca](mailto:info@oipc.bc.ca) or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number assigned to your request (#04-1000-20-2020-113); 2) a copy of this letter; 3) a copy of your original request for information sent to the City of Vancouver; and 4) detailed reasons or grounds on which you are seeking the review.

Please do not hesitate to contact the Freedom of Information Office at [foi@vancouver.ca](mailto:foi@vancouver.ca) if you have any questions.

Yours truly,

Cobi Falconer, FOI Case Manager, for

[Signature on file]

**Barbara J. Van Fraassen, BA**  
**Director, Access to Information & Privacy**

[Barbara.vanfraassen@vancouver.ca](mailto:Barbara.vanfraassen@vancouver.ca)  
453 W. 12th Avenue Vancouver BC V5Y 1V4

\*If you have any questions, please email us at [foi@vancouver.ca](mailto:foi@vancouver.ca) and we will respond to you as soon as possible. Or you can call the FOI Case Manager at 604.871.6584.

Encl.

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**From:** s.22(1)  
**Sent:** Saturday, September 14, 2019 10:15 AM  
**To:** Catarino, Jennifer  
**Subject:** 1296 W Broadway - DP-2018-00425

Dear Ms. Catarino,

Despite the removal of the extra 10-storeys in the initial proposal, the current building proposal sits 25' taller than its tallest modern condominium neighbours. I object to this height extension.

As well, the public art component has been removed. There remains little public space at ground level. It's a shame the building does not offer greater design interest.

Finally, do the developers offer comment on what retail will be hosted? A local grocery store for this neighbourhood would be a good addition.

Thank you for considering my comments.

Sincerely,  
s.22(1)

s.22(1) Vancouver, BC

**From:** s.22(1)  
**Sent:** Tuesday, September 24, 2019 4:29 PM  
**To:** Catarino, Jennifer  
**Cc:** Crowley, Sarah  
**Subject:** RE: 1296 W Broadway - DP-2018-00425

Hi Jennifer,

I previously submitted my comments for what I thought was the "original" application back in June. Can Sarah or you confirm receipt of this? Other than online/email, are there further opportunities for public discussion around this project?

28-storeys is a dramatic change to building height along the Broadway corridor. It would completely change the area to allow such buildings, and such heights are NOT necessary for appropriate, sustainable and liveable "densification". I have not come across any public consultation/proposal from the City that stated such heights would be considered in the City's development plans.

Thank you,  
s.22(1)

**Feedback - 2538 Birch Street (formerly 1296 West Broadway)**

12/06/2019 - 12:33 am

**Name:**

s.22(1)

**Address:**

s.22(1) Vancouver bc

**Postal code:**

s.22(1)

**Email:**

**Phone:**

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**Comments:**

Hi. I'm strongly opposed against 28 story. I'm for 12 story building at this address. please consider the long term effect and the ugliness of 28 story building the traffic and it will not help poor renters this is for luxury rental and making money while destroying the neighborhood. along broadway we can have lots of 12 story building to create density but higher than 12 story is not good for the city .

**From:** s.22(1)

**Sent:** Thursday, December 5, 2019 4:35 PM

**To:** 2538 Birch Street Rezoning; s.22(1)

**Subject:** No to 28 story building yes to 12 floors maximum for density

Hi. I'm strongly opposed against 28 story. I'm for 12 story building at this address. please consider the long term effect and the ugliness of 28 story building the traffic and it will not help poor renters this is for luxury rental and making money while destroying the neighborhood. along broadway we can have lots of 12 story building to create density but higher than 12 story is not good for the city .

**From:** s.22(1)  
**Sent:** Thursday, September 19, 2019 5:38 PM  
**To:** [2538 Birch Street](#) Rezoning  
**Subject:** moderate income housing application

Hello,

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

Thank you,

s.22(1)

**From:** Tony Wai [mailto:[Tony.Wai@ibigroup.com](mailto:Tony.Wai@ibigroup.com)]  
**Sent:** Friday, December 06, 2019 1:08 PM  
**To:** Crowley, Sarah  
**Cc:** s.22(1)  
**Subject:** RE: Hello,

Hi Sarah,

Can you help answer s.22(1) question.

Thank you.

Tony

**From:** s.22(1)  
**Sent:** Friday, December 06, 2019 2:25 PM  
**To:** 2538 Birch Street Rezoning  
**Subject:** Re: Hello,

Hello Sarah,

`i managed to send email to Tony from my phone, only to have him send me back to you ``.to answer my questions`. .... the system is broken and `i guess `i should not even dream about rental assistance in my lifetime ....

**From:** s.22(1)  
**Sent:** Monday, December 09, 2019 11:20 AM  
**To:** 2538 Birch Street Rezoning  
**Subject:** Re: Hello,

Hello Toni,

I am being sent back and forth - how do I register for moderate income unit at 2538 Birch Street??

On Mon, Dec 9, 2019 at 7:17 PM s.22(1) wrote:  
Hello,

I do believe you have misunderstood my notes. I have contacted "Toni" at your suggestion and asked how to go about getting on the list for moderate income units at 2538 Birch Street. I was immediately routed back to you.

Where do I go from here?

**From:** Tony Wai [<mailto:Tony.Wai@ibigroup.com>]  
**Sent:** Monday, December 09, 2019 3:38 PM  
**To:** 2538 Birch Street Rezoning  
**Cc:** s.22(1)  
**Subject:** RE: Hello,

Will do, and thank you both.

**From:** 2538 Birch Street Rezoning  
**Sent:** Monday, December 9, 2019 4:36 PM  
**To:** Tony Wai; 2538 Birch Street Rezoning  
**Cc:** s.22(1)  
**Subject:** RE: Hello,

Thank you Tony.

**From:** Tony Wai [<mailto:Tony.Wai@ibigroup.com>]  
**Sent:** Monday, December 9, 2019 4:43 PM  
**To:** 2538 Birch Street Rezoning  
**Cc:** s.22(1)  
**Subject:** Re: Hello,

You are welcome.

I have forwarded our conversation to the developer. This project is still years away from completion so it might be too soon to get register for it. Nonetheless the developer has s.22(1) contact info now.

Thank you and sorry s.22(1) for sending you back and forth, I am only the project designer.

Best,

Tony

Sent from my iPhone

**From:** Renato Aquila [mailto:reaquila@eurotile.ca]  
**Sent:** Wednesday, December 18, 2019 7:54 AM  
**To:** 2538 Birch Street Rezoning  
**Subject:** 2538 Birch Street

Good Morning Sarah,

My name is Renato and I am the territory manager for Euro Ceramic Tile Distributors. The Birch building falls in my area and we've secured a specification for flooring in this project. I've been following along with the updates on this site so far. It is my job to keep track of my jobs and update my office with a timeline on when various projects will be ready for flooring.

I was by the site this am and am well aware that the land is cleared but no other activities have started on the site.

Has there been a decision rendered after the panel discussions this past summer?

Thanks in advance for your help,

Renato A. Aquila  
Territory Manager  
C: 604 338 6114  
E: reaquila@eurotile.ca

Euro Ceramic Tile Distributors  
4288 Manor Street  
Burnaby, B.C.  
V5G 1B2

URL: [www.eurotile.ca](http://www.eurotile.ca)

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**Feedback - 2538 Birch Street (formerly 1296 West Broadway)**

01/19/2020 - 11:00 pm

**Name:**

s.22(1)

**Address:**

s.22(1)

**Postal code:**

s.22(1)

**Email:**

**Phone:**

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**Comments:**

I urge the city not to grant the rezoning application for 2538 Birch Street. A 28 story monstrosity on the Broadway corridor would completely change the now quaint neighbourhood of South Granville for the worse.

I do not support this rezoning application and either should the City of Vancouver.

Hi Sarah,



Thanks for your reply. If you could add me to the notification list that would be greatly appreciated.

Have a wonderful day ahead.

Renato A. Aquila  
Territory Manager  
C: 604 338 6114  
E: [reaquila@eurotile.ca](mailto:reaquila@eurotile.ca)

Euro Ceramic Tile Distributors  
4288 Manor Street  
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**Feedback - 2538 Birch Street (formerly 1296 West Broadway)**  
02/02/2020 - 05:39 am

**Name:**

s.22(1)

**Address:**

s.22(1)

**Postal code:**

s.22(1)

**Email:**

s.22(1)

**Phone:**

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**Comments:**

As someone who lives nearby, I absolutely support this development. The 50+ affordable units are desperately needed, and my impression is that many of the businesses nearby could use a few more customers. Always happy to see more life in the neighbourhood, too.