

SAY YES TO 2538 BIRCH



JANUARY 16, 2018 PUBLIC HEARING SAID BUILD MORE HOMES

Castro, Maria

From: HarveyDales "s.22(1) Personal and Confidential"
Sent: Monday, December 18, 2017 12:26 PM
To: Public Hearing
Subject: 1296 West Broadway

MAYOR AND COUNCIL,

I AM IN RECEIPT OF INFORMATION PERTAINING TO THE PROPOSED REZONING OF 1296 WEST BROADWAY IN VANCOUVER. I AM IN COMPLETE SUPPORT OF THIS PROJECT MOVING FORWARD AS IT WILL PROVIDE THE AREA AND THE CITY WITH DESPERATELY NEEDED RENTAL ACCOMMODATION. I WOULD EVEN BE IN FAVOUR OF ADDITIONAL F.S.R. BEYOND 7.07 SO LONG AS IT WAS UTILIZED FOR THE CONSTRUCTION OF ADDITIONAL RENTAL ACCOMMODATION. WITH FORTHCOMING TRANSIT CHANGES ON THE BROADWAY CORRIDOR, IT IS AN IDEAL AREA FOR SIGNIFICANT UPZONING IN PROVIDING RENTAL ACCOMMODATION TOWERS.

THANK YOU FOR YOUR KIND CONSIDERATION.

KIND REGARDS,
"s.22(1) Personal and Confidential"

HARVEY DALES - PRESIDENT

<https://council.vancouver.ca/20180116/phea20180116ag.htm>

JANUARY 16, 2018 PUBLIC HEARING SAID BUILD MORE HOMES

Castro, Maria

From: Jerome Deis "s.22(1) Personal and Confidential"
Sent: Tuesday, December 19, 2017 7:06 PM
To: Public Hearing
Subject: 1296 West Broadway

Not only should this application be approved it should be improved – if the developer wants to go higher and provide more housing for people that desperately need it – allow it – we don't have enough housing in the city (I'm not really sure if anyone at city hall gets that).

And once improved and approved – this should be fast tracked through the system so that construction can begin almost immediately – again we desperately need housing in the city.

We have waited 10 years for something to be done to help deal with the housing crisis – it's getting worse not better –

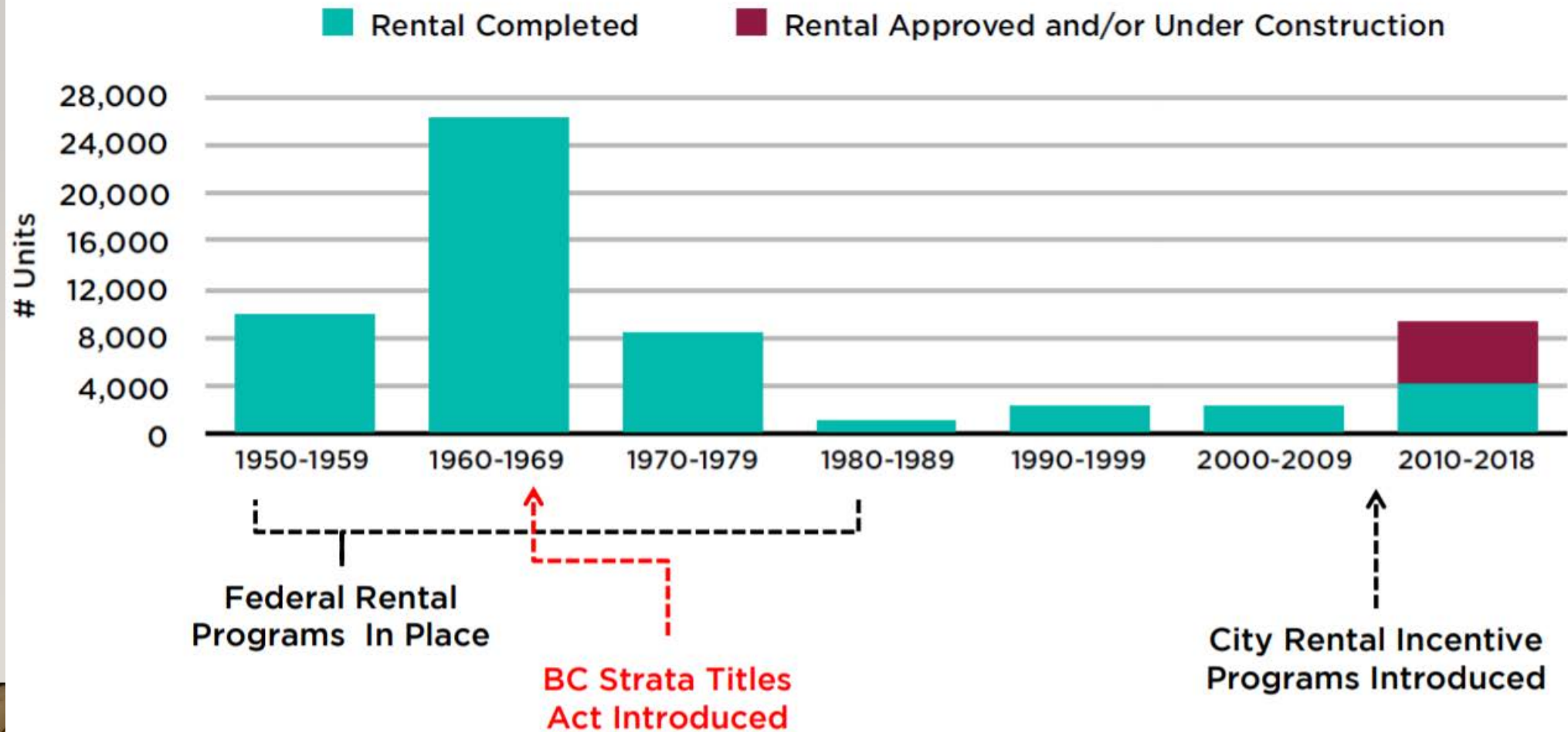
Do away with this senseless public hearing process – rezone these areas – and it will save a lot of money for the city and residents of the city – and perhaps make the city a little more affordable.

JEROME DEIS

<https://council.vancouver.ca/20180116/phea20180116ag.htm>

MIRHPP IS NEEDED

Historic Rental Housing Construction in the City of Vancouver



RENTAL AVAILABILITY IS BELOW THE CITY AVERAGE

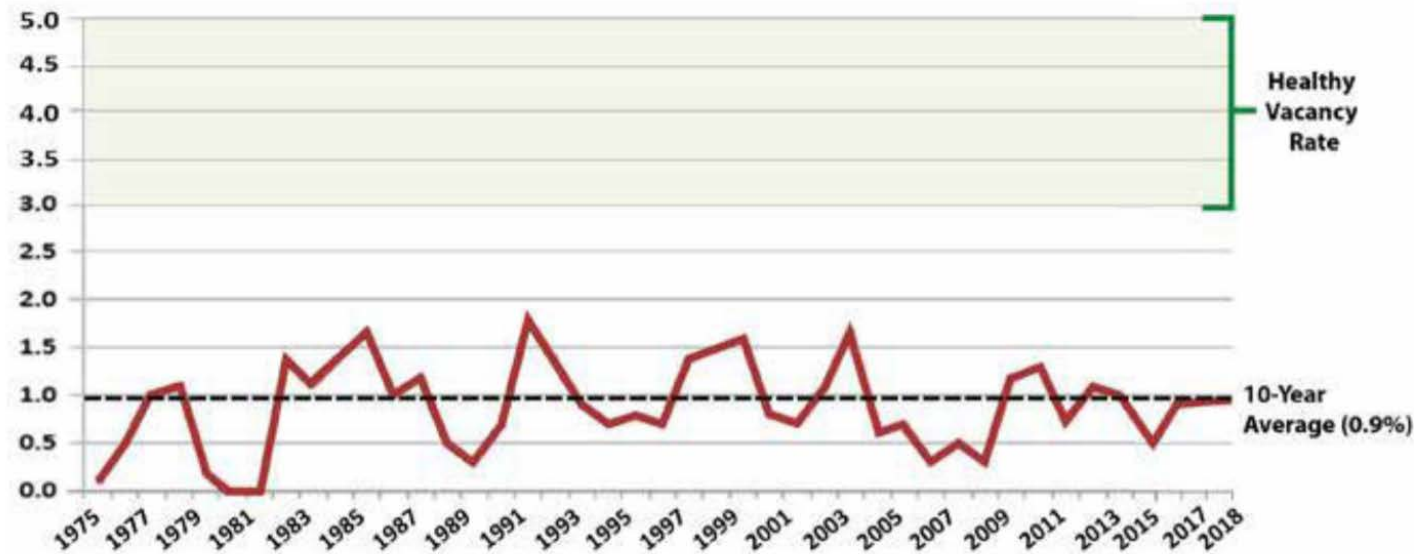


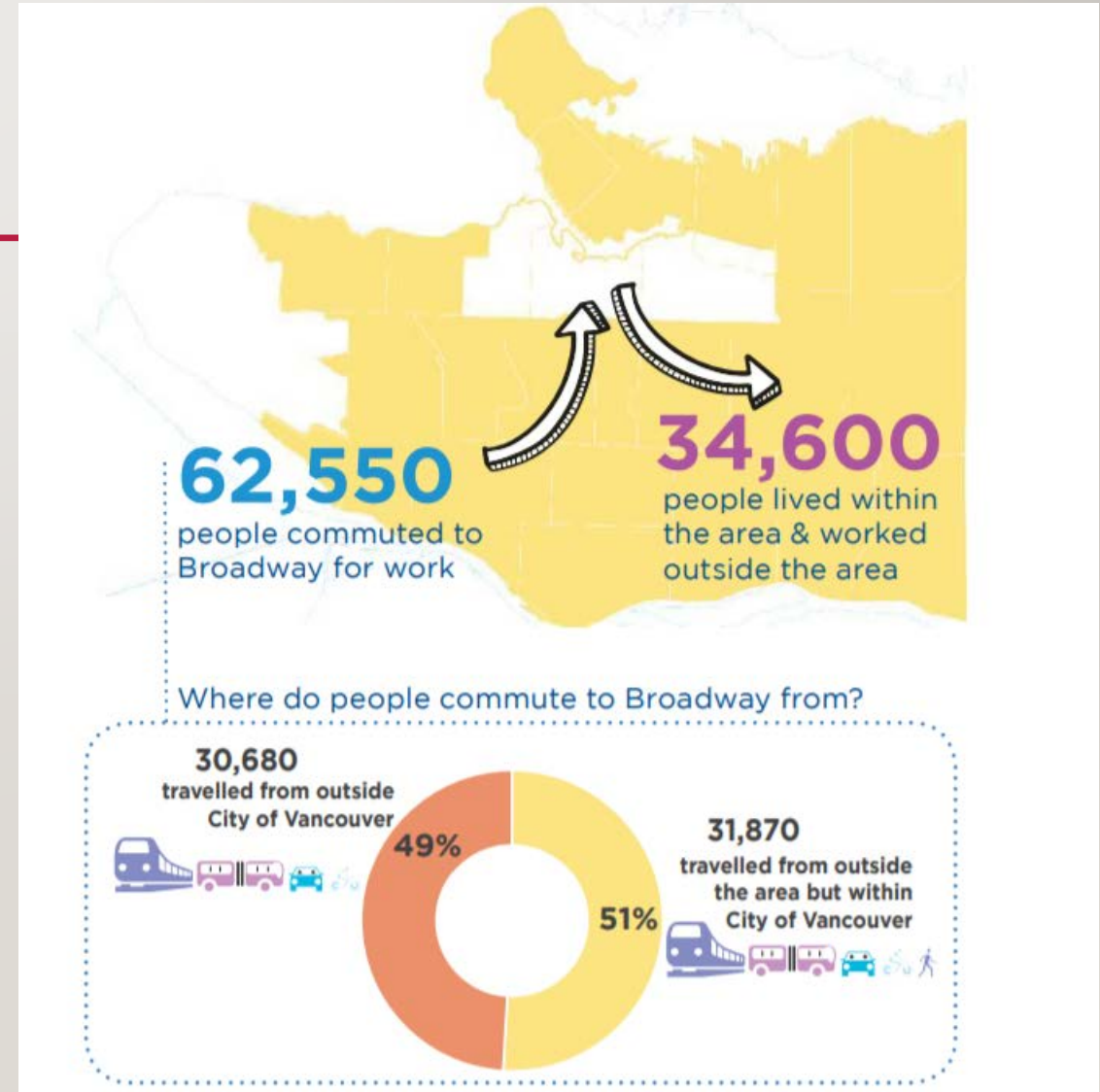
Figure 2.2.8. Historical vacancy rate of purpose-built rental market apartment units, 1975-2018

Table 2.2.3. Vancouver market rental apartment vacancy rates (%) by bedroom type and CMHC geography, 2018

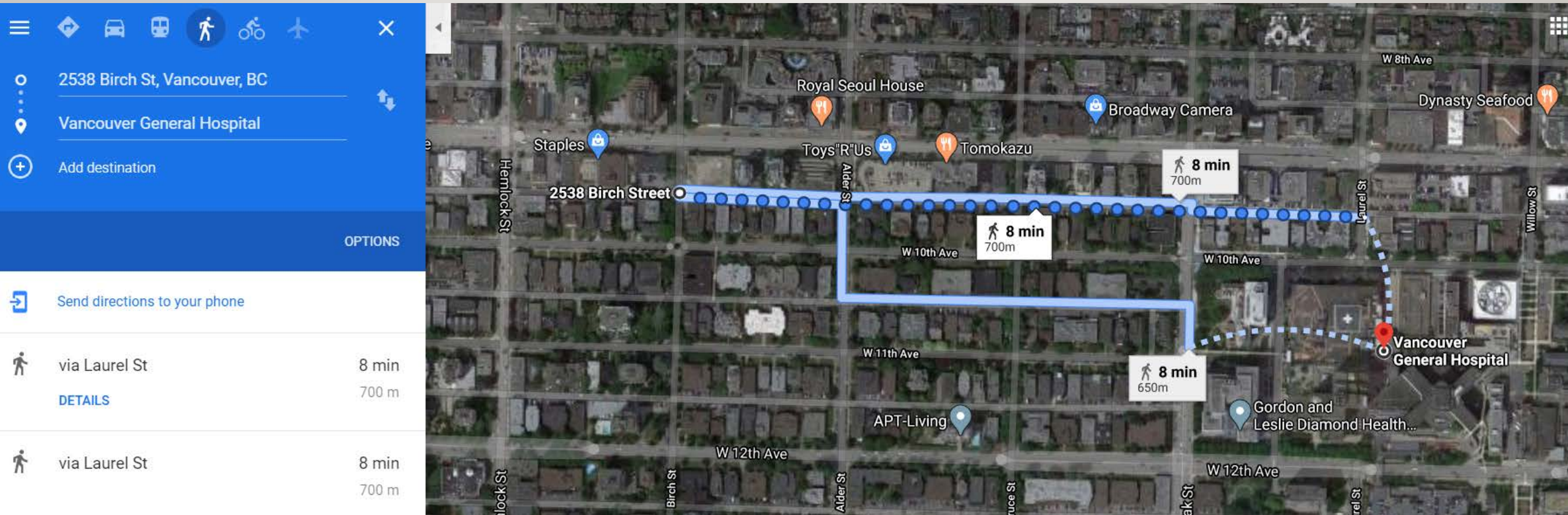
CMHC Geography	Studio	1 bed	2 bed	3 bed+	Total
West End/St Stanley Park	1.1	0.5	0.2	2.5	0.6
English Bay	0.9	1.1	1.0	**	1.1
Downtown	1.2	1.1	1.7	0.0	1.2
South Granville/Oak	0.3	0.6	0.2	**	0.5
Kitsilano/Point Grey	0.8	1.0	0.2	0.0	0.8
Westside/Kerrisdale	0.7	2.0	0.9	0.0	1.5
Marpole	0.6	0.5	0.5	0.0	0.5
Mount Pleasant/ Renfrew Heights	0.1	0.5	0.8	0.0	0.5
East Hastings	1.4	0.4	0.3	0.0	0.6
Southeast Vancouver	0.0	0.3	0.1	0.0	0.2
Vancouver City-wide	0.8	0.8	0.7	0.8	0.8

CONTEXT

- 44% of healthcare jobs in Vancouver are located in the Broadway Corridor
- Broadway is the second largest employment center
- Housing here will reduce emissions




ESSENTIAL WORKER HOUSING



VGH is just a short walk away!

HEALTHCARE WORKERS ARE ASKING FOR HOUSING



bcdiabetes.ca
Patient Care + Research + Clinical Trials

Dr. Tom Elliott MBBS, FRCPC
Medical Director

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Vancouver, BC
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email: moa@bcdiabetes.ca

2020-Jul-3

Mayor and Council
City of Vancouver
3rd Floor, City Hall
453 West 12th Avenue
Vancouver, BC V5Y 1V4

Dear Mayor and Council:

Re: Support for 2538 Birch Street (formerly 1296 West Broadway)

As a Vancouver physician and director of BCDiabetes, I support the proposed project at 2538 Birch Street and urge Council to do the same.

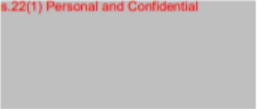
The BCDiabetes clinic at 210 West Broadway has 18 employees. We are increasingly finding it difficult to attract and retain talented administrative and support staff due to the unaffordability and unavailability of housing nearby. We're not the only ones experiencing this crisis. In my work as a physician, I hear it time and time again. I'm concerned about the quality of care that Vancouver residents will receive if we don't address the matter now. We need better housing options for work force employees and I believe projects like these are long overdue.

Projects like 2538 Birch, under the City's moderate income housing pilot program, will help provide affordable homes and will support market rental in one of Vancouver's second busiest employment centres. The proposed Broadway and Birch location is ideal – 750 meters from Vancouver General Hospital, an easy walk or cycle to BCDiabetes, and close to two future SkyTrain stations.

We need to stop making Vancouver a place for non-residents. Instead, let's re-establish all Vancouver neighbourhoods as places where people of all income levels can live close to where they work and continue to contribute to our future resilience as a city.

Please call if you have any questions +1-360-559-8520

Yours sincerely,
s.22(1) Personal and Confidential



Tom Elliott
Medical Director

Content	Name
<p>July 3, 2020 To the Committee, I am currently a practicing academic physician in Vancouver. I can thus see first-hand the negative impacts the astronomical high rents and real estate prices in Vancouver have had on the Medical activities in the city. Specifically, the lack of affordable housing has made it difficult/almost impossible to staff hospitals in Vancouver. For example, because of unaffordability, many vital hospital support personal such as nurses, respiratory therapists, physical therapists, radiology technicians, residents, unit clerks etc. cannot live in the city, and are forced to live well outside of the city (e.g. Port Coquitlam, Langley). Many of these individuals are moderate income earners with specialized and valuable skills. Oftentimes, because of these long commutes, they will often eventually choose to work in hospitals close to their homes resulting in, essentially, an exodus of these essential workers from institutions that need them greatly. This problem is, unfortunately, not unique to healthcare with similar challenges in attracting/retaining staff (e.g., teachers, professors, engineers). Of note, these Vancouver hospitals not only provide care for local residents, but also provide specialized care across the province. For example, certain medical services are only available at the major teaching hospitals (Vancouver General Hospital, St. Pauls Hospital) including services such as organ transplantation, and complex cardiovascular procedures. As such, initiatives to improve affordability for these staff (such as the proposed building) are urgently needed. This building will provide housing to moderate income families, and I suspect (given the location) many will be essential healthcare workers. Without such initiatives, this problem will significantly worsen (sooner than later) and negatively impact many of the citizens of Vancouver and beyond. Sincerely yours, Najib Ayas MD MPH</p>	Najib Ayas MD



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B.C. Children's Hospital
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Toll Free 1-888-300-3088 ext 2118

July 7, 2020

Mayor and Council
City of Vancouver
3rd floor, City Hall
453 W. 12th Ave
Vancouver, BC V5Y 1V4

Dear Mayor and Council,

RE: Support for 2538 Birch (formerly 1296 West Broadway)

I am a physician and a researcher, leading teams of staff for both patient care and research. On both of these teams, our staff include secretaries, nurses, laboratory technologists, research coordinators, students, and resident (trainee) physicians.

Throughout my career, a variety of my staff have expressed to me frustration in finding affordable housing in Vancouver, especially affordable rentals. A good example is one of my previous research coordinators (who moved from Montreal to Vancouver) described to me several stressful moments related to housing, and ultimately, he had to leave our team. He told me experiences such as an ad for a rental property going up, and him needing to on the day the ad went up not only apply but take time off work to go for an immediate interview with the prospective landlord, such was the demand and competitive nature of the process. He would have to team up with 3 or 4 friends to share a rental property, since it was too difficult and unaffordable for him to rent something on his own. Within months of securing one rental, he was told to move out immediately because the landlord planned to sell the property at a profit and retire early. He had several such negative experiences during roughly 1 ½ years of working with me, and it was not only stressful for him but it affected his work productivity. Another example is one of my current research staff has to commute from Maple Ridge to BC Children's Hospital everyday via public transit, which continues to be very stressful. I have many other such examples from my teams. Choosing between undesirable options such as the confusing and difficult process of finding an affordable rental in Vancouver versus long commutes from surrounding communities outside Vancouver is really challenging for my staff, and I suspect not unique for many workplaces in the city.

Without affordable housing, several of my staff or staff that I intend to hire will be forced to make these difficult decisions. The outcome of them not being able to work for my teams would compromise our clinical and research programs. Currently we are the only academic hospital-

based program in Western Canada and only one of two sites in all of Canada offering a cutting-edge treatment for anaphylactic life-threatening food allergy called oral immunotherapy (OIT). Without the security of affordable housing for our program, which is located at BC Children's Hospital, we will be unable to maintain our innovative approaches towards taking care of children with food allergies.

In summary, I strongly support the development of 2538 Birch, which is centrally located along the bustling Broadway corridor and close to our program based at BC Children's Hospital. It and other buildings like it that dedicate a proportion of its properties to moderate income rental housing will be of great benefit to workplaces like mine, that have experienced difficulty finding affordable housing.

Sincerely,

s.22(1) Personal and
Confidential

Edmond S. Chan MD, FRCPC, FAAAAI
Head | Division of Allergy & Immunology | Department of Pediatrics, Faculty of Medicine
Clinical Associate Professor, The University of British Columbia
Clinical Investigator, BC Children's Hospital Research Institute
BC Children's Hospital, Allergy Clinic, Room 1C31B, 4480 Oak St | Vancouver, BC Canada V6H 3V4

7 July 2020

210 W Broadway

Mayor and Council
City of Vancouver
3rd Floor, City Hall
453 West 12th Avenue
Vancouver, BC V5Y 1V4

Dear Mayor and Council:

Re: Support for 2538 Birch Street (formerly 1296 West Broadway)

As a Vancouver physician working in the Central Broadway area, I support the proposed project at 2538 Birch Street and urge Council to do the same.

I am a strong supporter of more rental housing in Vancouver for all income levels. We need more homes for people who work here so that they can live close to where they work. This is especially important for moderate income earners that form the backbone of our economy. In my business, we are increasingly finding it difficult to attract and retain talented support staff due to the unaffordability and unavailability of housing nearby. I'm concerned about the quality of care that Vancouver residents will receive if we don't address the matter now. We need better housing options for work force employees and I believe projects like these are long overdue.

Projects like 2538 Birch, under the City's moderate income housing pilot program, will help provide affordable homes and will support market rental in one of Vancouver's second busiest employment centres. The proposed Broadway and Birch location is ideal – 750 meters from Vancouver General Hospital, an easy walk or cycle to dozens of other major employers, and close to two future SkyTrain stations that will provide even more accessibility.

Let's take this important step now – we can't afford to not.

Sincerely,

s.22(1) Personal and
Confidential


Dr. Bobby (Sukhiqbal) Sidhu
Diabetes Case Manager and Vancouver Resident

MORE NEIGHBOURS FOR A BETTER NEIGHBOURHOOD

- More customers in our neighbourhood stores
- More patrons in restaurants
- More friends and social interaction
- Every new Vancouverite adds to our community

HOW TO MAKE IT BETTER

- Make it bigger
 - More floors means more Moderate Income Homes! (20%)
 - Add 10 floors with more 2 floors of Moderate Income Homes
- Move it off of Broadway.
 - Arterials are noisy polluted!
 - Moderate income renters should be forced to live in the most polluted parts of Vancouver!

 THE UNIVERSITY OF BRITISH COLUMBIA

Faculty of Medicine

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Contact

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Living near major roads linked to increased risk of dementia, Parkinson's, Alzheimer's and MS

January 23, 2020



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Living near major roads or highways is linked to higher incidence of dementia, Parkinson's disease, Alzheimer's disease

VOTE FOR MORE HOMES!

