

PH 2020-07-09 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway) (OPPOSED)

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
06/09/2020	14:45	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	This proposed building is far, far too big for the site, and far, far too big for the neighbourhood. It has been the subject of such great controversy that it should not be referred to Public Hearing at this time. There is no urgency to the proposal, and it should not be further considered until true, open Public Hearings resume.	Mr David Gibson		s.22(1) Personal	Kitsilano	No web attachments.
06/18/2020	13:04	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	A development this size should not be allowed until the Broadway Plan is completed. At the moment it is far too large and out-of-place for the surrounding neighbourhoods. Also, there are no public amenities such as schools, community centres and parks within easy walking distance. According to the City, there will be no requirement to provide any community amenities.	HELEN HAGER		s.22(1) Personal	Fairview	No web attachments.
06/23/2020	13:37	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I support this new rental housing project in its already approved form. I do not support this project in its revised form independent of a comprehensive neighbourhood plan for Broadway. Unless the City and Council are willing to approve a minimum of 26 stories for all properties located along Broadway, then approving this project without a planning document for the neighbourhood makes no sense! Also, Broadway and Birch is NOT a landmark location. Again, without a neighbourhood plan to guide us otherwise, a dramatic increase of height and density for the neighbourhood should be directed towards landmark areas and high traffic intersections. I would be supportive of this project at 26 stories if it is consistent with a new Broadway neighbourhood plan for Fairview.	Kristine Liu	Neighbour	s.22(1) Personal	Fairview	No web attachments.
06/23/2020	16:32	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	This proposed building is much much too high. Also as far as I understand the affordable rentals will not be affordable. This building will help to destroy the pleasant and liveable nature of this community.	Elizabeth Payne		s.22(1) Personal and	Fairview	No web attachments.
06/23/2020	16:45	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I can see 258 rental units without any specification on size or bedrooms amount. I can't see want percentage of the building those 258 units represent. So it's unclear if we are talking about giving an exception for offices or housing help. On top of that, they plan to have 189 parking spots (not clear if they belong to the residential units) which are below the number of units. Where are they planning to park the rest of the cars belong to users of this building? Is there any law matching 1 unit - 1 parking spot? I strongly suggest that, it saved many issues back home. I would rather have a full residential building, without rentals at all. Just for owners. Rental units are bought by investors, not real people. It will not help for the housing crisis which should be top 1 priority.	No Name No Name (ps)		s.22(1) Personal and	Fairview	No web attachments.
06/24/2020	17:21	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Oppose to the height! Please consider building a rental with lower height that does not block the light in the residential neighbourhood! Our building will be covered by the shadow. We already have very limited sunlight! The sun will be blocked from 12pm-2pm based on the shadow study. All the building covered by the shadow will consume more energy during winter because it is the warmest hour of the day. This is devastating! Our plants will not be happy too.	Resident of Fairview		s.22(1) Personal	Fairview	No web attachments.
06/25/2020	09:18	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	This eye sore would not only take away from the neighbourhood feeling it would increase traffic and block all views to the north. Not supporting the residents that have been living in this neighbourhood for years.	Alia Bossio		s.22(1) Personal	Fairview	No web attachments.
06/25/2020	09:56	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	comment on proposed development of 2538 Birch St (formerly 1296 W. Broadway). I am a resident who lives a few blocks away from this site. Looking around at the newer high rise residential buildings in the area, i see that they are mostly 12-15 stories. You are planning a 27 story building in this neighbourhood?? Come on, this will ruin the site lines of many residents and ruin the character of the mostly low-rise neighbourhood. I realize that we need rental housing in this city, but this seems excessive and greedy. Please don't. Go back to the original plan of 52 meters.	Mark Vescovi	none	s.22(1) Personal and	Fairview	No web attachments.
06/26/2020	11:33	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I cannot be in favor until I am able to see the shadow studies resulting from the height increase above zoning guidelines.	David Kates		s.22(1)	Fairview	No web attachments.
06/28/2020	13:05	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I am opposed to clause 5 of by-law No 12179 regarding the Building Height for 2538 Birch Street (previously 1296 W Broadway). Clause 5 should be revised to say a maximum building height of 53 m. I am opposed for the following reasons: 1. I live at 1284 W 6th Ave (3 blocks north) of this address and the 88m building shadow will directly impact me based on review of the shadow analysis. 2. This by-law sets a precedent for building heights which should have gone through a much larger zoning public consultation process. In other words, city council is bypassing planning and zoning processes by allowing by-laws piecemeal. 3. A cumulative effects analysis has not been completed for what this precedent will result in. If 88 m buildings are allowed along the Broadway corridor, the Fairview slopes community will be severely affected by shadows and increased population densities that have not been adequately assessed or accounted for.	Jenifer Hill	Independent home owner and resident	s.22(1) Personal	Fairview	No web attachments.
06/29/2020	09:59	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Hello, I received a Notice of Public Hearing regarding 2538 Birch Street (formerly 1296 West Broadway) - June 26, 2020 beginning at 8:30 AM to 5 PM. Please note it is extremely problematic when building heights are raised and nature is blocked out. Low buildings allow daylight and nature to flourish and be felt and seen. Natural light is necessary for our best health. Please do not increase the building heights. I understand various needs must be met for our civil society be healthy and happy. These needs include green spaces and daylight, healthy fun activities and social environments, good meaningful schooling and healthcare, eco-friendly sustainable products and systems, and comfortable housing and jobs for all. I know we can fulfil our needs without sacrificing the goodness of life on earth - sun sky birds trees and the smiles of happy people grateful to be enjoying where we live. Thank you sincerely, Kim	Kim Gillett		s.22(1) Personal and	Unknown	No web attachments.

PH 2020-07-09 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway) (OPPOSED)

06/29/2020	10:01	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Hello, I am writing concerning the proposed rezoning of 2538 Birch Street. 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 27-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 27floors worth of new people/pets/cars/bikes and their associated garbage/pollution/parking needs/noise? Please show that this City government actually cares about the people who live here, and do not approve this rezoning application. Thank you very much. Sincerely, Cheryl Niamath s.22(1) Personal and s.22(1) * see https://vancouver.sun.com/opinion/op-ed/elizabeth-murphy-vancouver-growth-targets-dont-add-up [vancouver.sun.com]	No Name No Name (ps)	s.22(1) Personal	Fairview	No web attachments.	
06/29/2020	10:02	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	To Members of Council, As the owner of the small apartment building at s.22(1) Personal I want to voice my strong opposition to the proposed development. The immediate neighbourhood is an assortment of moderately sized apartment buildings in a still fairly quiet area. A development of such proportions would negatively impact the entire neighbourhood. This would not only be felt during the years of construction through noise, traffic & the already existing problem of lack of parking, but for years to come by the tremendous increase of the population. I do realize the need for development, but has it got to be so out of all proportion. Sincerely Elisabeth Thompsons s.22(1) Personal and Confidential	Elisabeth Thompson	s.22(1)	Fairview	No web attachments.	
06/29/2020	10:03	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Please do not allow this tower to be that tall. We'll be in the shade in the winter in mid day. It's already hard for friends to find parking when they visit. Do we need to change the neighbourhood so much? How about densifying Shaughnessy and most of Vancouver south of Broadway where almost nobody seems to be living? Doug Williams s.22(1)	Doug Williams	s.22(1)	Fairview	No web attachments.	
06/29/2020	10:14	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I adamantly oppose changing the density .sets a dangerous precedent As witnessed by Bosa developments on 1300 block west 6 and 7 Avenue (at least they gave something back in local improvements) Development at 6th and Fir did NOTHING even though it was strongly opposed by 98% City staff approved .devalues existing properties If this is allowed there will be major uncontrolled development For the sake of the community please disallow Shirley Binder	SHIRLEY BINDER	s.22(1) Personal and Confidential	Unknown	No web attachments.	
06/29/2020	13:17	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Hi, We live at s.22(1) Personal and Confidential . We oppose the 28 floor building on Broadway and Birch. Lets keep the concrete jungle downtown. We need more green space and rental accommodation not richer developers. Another unaffordable project for foreign investors. Shame on Council. Ike and Karen Hammell	Ike Hammell	s.22(1) Personal	Fairview	No web attachments.	
06/30/2020	08:06	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Hi, I am writing to you in regards to the public hearing that will take place on July 9th at 6pm regarding the proposed development at 2538 Birch Street (formerly 1296 west broadway). As a resident that lives at s.22(1) Personal s.22(1) Personal I am writing you today to request that you not allow an increase to the maximum height from 52.1 meters to 86.19 meters as a building this tall will look odd among its surrounding low rise neighbours and because a building this tall will obstruct many people view. I have lived in my place for many years and one of the reasons I chose my apartment at the skyline is because it has a beautiful skyline view of downtown and the mountains. I am fearful that I will no longer have this beautiful view if a tall building like that is allowed to be built there. This is the type of building that belongs downtown. I am urging to please not allow such a tall building to be built in this neighbourhood. This neighbourhood has character and a building like that does not belong here. Thank you for your time. Sincerely, Preet Sandhu	Preet Sandhu	s.22(1)	Fairview	No web attachments.	
06/30/2020	10:04	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	To whom it may concern, I strongly object to the height of that building (28 stories): 2538 Birch Street (formerly 1296 West Broadway) It was originally approved at 16 stories and I believe this should stay as planned. Thank you for considering my comment. Nathalie Keiller s.22(1) Personal and Confidential	Nathalie Keiller	s.22(1)	Fairview	No web attachments.	
06/30/2020	11:51	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	The amendment to allow 28 stories at this site must be denied. I am not against development. I am very much against inappropriate development. City councils in the lower mainland have too often bent to the will of developers. Witness the monstrosities build on ALRA land on #2 Road in Richmond. Utterly disgraceful ! Here we have another developer not content to build something that would blend in to the community and be welcomed. Instead, the developer wants to accrue outsized profits by constructing something the neighbours will detest. All for profit. The earlier proposed 16 story building would not be entirely out of character with the neighbourhood, which already includes buildings approaching that size. The proposed outsized building of 28 stories is not compatible with the neighbourhood. It would bring too many people into a neighbourhood adjacent to the intersections of Broadway and 12th with Hemlock, Granville and Fir, already bursting with traffic that spills into the residential areas. The City is to be commended for convening a thoughtful process to decide what the Broadway corridor should be in the future. This proposal, by contrast, would set a de facto tone, undermining that effort to seek thoughtful solutions to urban development. Just say no. Please !	Robert Powell	N/A	s.22(1) Personal and	Fairview	No web attachments.
06/30/2020	13:41	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Dear Council members, I attach a letter related to the above. Best regards, Susan B. Boyd s.22(1) Personal and s.22(1) Personal and Confidential	Susan Boyd	s.22(1)	Fairview	Appendix A	
06/30/2020	14:03	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live in the neighbourhood and strongly oppose the 28 storey rezoning proposed for 2538 Birch Street. The approval of this amendment will negatively affect the livability of the neighbourhood and will create a precedent for future over height buildings along the Broadway Corridors. Please consider the seniors and neighbours in the area. Don't destroy our neighbourhood.	Saki Konomura	s.22(1) Personal and	Unknown	No web attachments.	

PH 2020-07-09 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway) (OPPOSED)

06/30/2020	14:51	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I oppose the rezoning of 2538 Birch Street from 16 to 28 storeys. A building of that height and density does not fit in with the surrounding neighbourhood of mainly 2-3 storey buildings. The three closest elementary schools, False Creek, Lord Tennyson, L'Ecole Bilingue are filled to capacity. For our health and well-being, we need human scale development, not high-rises, along Broadway. Please reject this rezoning application. At least, wait until completion of the Broadway Plan before proceeding.	JINHI AHN	s.22(1) Personal and Confidential	Fairview	No web attachments.
07/01/2020	16:34	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I oppose this rezoning. Public input on it shows local residents are against skyscrapers such as this being built where they live. These are the people most directly affected by it so their objections must be given substantial weight. This tower will set a precedent for building heights and densities far too massive relative to surrounding neighborhoods. This dangerous precedent will pave the way for other towers being built where they are unwelcome, inappropriate in scale, damaging to neighborhood character, and threatening to existing rental stock. The developer of this tower will receive millions in concessions from the City in exchange for just 58 tiny barely livable not very affordable units. The remaining units will rent at premium rates. This is NOT a reasonable way to meet Vancouver's need for affordable livable rentals. In fact, this rezoning will jeopardize the large existing rental stock in the area by furthering development trends that lead to increased rents and high property values. As a near-senior myself, I am concerned about what effect this will have on the many senior long-term renters in this area. Adding skyscrapers where they currently do not occur is disrespectful to Vancouverites who choose to live where they live because of the existing density and building types in their neighborhoods. This rezoning is in an area of moderate density with low and mid-rise buildings. A 28-story skyscraper totally goes against what local residents expected to live near when they chose where to make their homes. If they wanted to live among towers, they would have chosen to live elsewhere like Downtown. This rezoning violates requirements of the MIRHPP it falls under. These state that Program projects must respect transitions to the surrounding area and existing homes. There is no reasonable transition here between 28-stories and surrounding structures that are less than half that in height. Studies show that skyscrapers greatly reduce livability of cities. A recent National Geographic article states, "Low-rise buildings allow more light and air to reach the ground, promoting health and well-being." This 28-story tower will certainly reduce light reaching the ground. City Staff report a significant increase in shadows during the winter months due to its great height. The Fairview/South Granville Action Committee's shadow study shows that this tower will cast shadows equivalent to those of a 42-story building given its location on a height of land. These shadows will extend halfway across False Creek, contravening C-3A zoning designed to protect Fairview Slopes and False Creek from such shadowing. I feel for affected residents and am grateful my home does not fall under the shady pall of this tower. There is no justification for inflicting an unwelcome tower on a neighborhood opposed to it, where it will reduce livability without effectively addressing Vancouver's need for affordable rental stock. Please reject this rezoning.	ROBERTA OLENICK	s.22(1) Personal and Confidential	West Point Grey	No web attachments.
07/02/2020	08:25	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	My name is Ron Greenberg. I am living in Kits and have rented along the Broadway corridor for almost 40 years. I am writing to inform you that I oppose the 28-storey rezoning proposed at 2538 Birch Street, and support the approved 16-storey rezoning I oppose the development because it will be an increased strain on what I have experienced as already marginal recreation and educational facilities. It will create a visually ugly pimple on our street-scape and create a bad precedent for future development along the Broadway corridor. I ask you to please reject this rezoning application.	No Name No Name (ps)	s.22(1) Personal and Confidential	Kitsilano	No web attachments.
07/02/2020	08:27	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	My name is Leta Goldwynn. I have lived in Kits for 15 years, prior to that I lived in the City Hall area. I have worked along the Broadway corridor for almost 20 years. I am writing to inform you that I oppose the 28-storey rezoning proposed at 2538 Birch Street, and support the approved 16-storey rezoning. I oppose the development because it will be an increased strain on what I have experienced as already marginal recreation and educational facilities. A 28 story building will create a bad precedent for future development along the Broadway corridor and that particular part of Vancouver desperately lacks green space and community centre facilities and of course, affordable housing. Another tower that does not create community is NOT what we need. Perhaps if these developers considered the people and their needs I might have written a different letter. I ask you to please reject this rezoning application.	No Name No Name (ps)	s.22(1) Personal and Confidential	Kitsilano	No web attachments.
07/02/2020	08:28	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Dear Mayor Stewart and Vancouver City Councillors: I live in the Fairview district of the City of Vancouver and have direct knowledge of the area that will be most affected by the proposed rezoning of 2538 Birch Street. I am opposed to this rezoning on two grounds: 1) the initial development proposal would have provided for a much lower height than the revised proposal; it seems clear to me that the only benefit of this after-the-fact change is to the developer, not the citizens of Vancouver - and especially, the residents of the Fairview area. 2) we live at a northern latitude, with severely depleted sunlight for six months of the year; studies of the shadow-casting aspect of the present proposed rezoning have shown a greatly increased part of the area adjacent to this development will be in full or partial shade for our darkest and coldest months. I believe that all residents of Vancouver should be entitled to the maximum amount of sunlight possible, as it is known to be beneficial to our health - and especially to that of our children, who play outside more than adults. I would like to see Council endorse a "Right to Light" condition in all development proposals going forward, recognizing that, insofar as taller buildings diminish that essential element, they should be strictly limited to non-residential areas. In summary, I believe that the proposed rezoning not only does NOT offer any benefit to the citizens of Vancouver but also that, if allowed, it would contribute to POSITIVE HARM to those citizens - our neighbours & friends. Yours truly, Donald Gardiner	Mr DONALD GARDINER	s.22(1) Personal and Confidential	Fairview	No web attachments.

PH 2020-07-09 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway) (OPPOSED)

07/02/2020	08:30	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live in Vancouver and I oppose the 28-storey rezoning proposed for 2538 Birch Street Jameson Development previously proposed and received approval for a 16 floor building containing 153 market rental units on the Denny's site (1296 W Broadway ? DP-2018-00425). With MIRHPP in mind, Jameson is now contemplating a different, more ambitious proposal for this property, which includes a 28 floor building containing 248 rental units (195 market rental and 53 MIRHPP). The average height of the tall, neighbouring buildings is 11 floors, and the tallest, existing building (above Boston Pizza) is 14 floors. Thus, the new building that Jameson Development is proposing will be twice the height of the tallest, neighbouring building. What's even more concerning is that this building will be the tallest on Broadway. The Fairview/South Granville Action Committee's 600+ supporters believe in density and affordable housing, but not at any expense. Density shouldn't destroy neighbourhood character and reduce livability for generations, and it certainly shouldn't threaten seniors who wish to stay in the home and community that they know. Jameson's 28 floor building is incompatible with the character of the neighbourhood and is not a part of a consistent, well-thought-out plan for Broadway, Fairview and South Granville. The density it proposes will impose unplanned stress upon the infrastructure, services and resources of the surrounding neighbourhoods and provide minimal benefits, for a short period of time. Perched on top of Fairview and more than double the height of neighbouring towers, this new building will punctuate the south shore skyline, and cast a long shadow over Fairview and South Granville. This is a watershed moment - if Jameson's proposal is allowed to proceed, other 28 floor buildings (or taller) will follow in the future. We support Jameson's approved application for a 16 floor building and strongly object to its proposal for a 28 floor building. Furthermore, we agree with the City's moratorium on rezoning along Broadway while the Broadway planning process is underway. This kind of incongruent development is precisely what the moratorium is intended to protect against, until the Plan is completed.	No Name No Name (ps)	s.22(1) Personal	Unknown	No web attachments.
07/02/2020	08:34	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	See attached letter	ROBERTA OLENICK	s.22(1) Personal and	West Point Grey	Appendix B
07/02/2020	08:35	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I am a senior citizen of Vancouver, having resided 33 years as a tenant at the s.22(1) Personal and . I oppose the 28-storey rezoning application, completely out of character with the neighbourhood, but will suport the approved 16-storey 153 rental units rezoning project. Francine Panet Raymond	Francine Panet-Raymond	s.22(1) Personal and s.22(1) s.22(1)	Fairview	No web attachments.
07/02/2020	08:36	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Dear Council, I am a resident of Fairview and I strongly oppose the proposed 28 floor building in this community. A large unprecedented development in this neighbourhood negatively affects Fairview forever. The increased density will put undue stress on the infrastructure. Such density belongs in areas like Downtown Vancouver. A 28-floor building drastically alters the atmosphere and skyline. I ask the council to listen to the residents' concerns and reject the 28-floor proposal. I ask the council to say no to a developer's multimillion-dollar check and to make the residents' voices heard. A large tower such as this will cause more developers to build tall buildings in this lovely quaint neighbourhood; which the residents of Fairview do not accept! Again, I object the proposed 28-floor building. -- Dr. Vincent Ng	No Name No Name (ps)	s.22(1) Personal	Fairview	No web attachments.
07/02/2020	08:38	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live in South Granville and I oppose the 28-storey rezoning proposed for 2538 Birch Street. In my opinion, Jameson's 28 floor building is incompatible with the character of the neighbourhood and its height unacceptable at the proposed location. Its high density will impose excessive stress upon the infrastructure, services and resources of the surrounding neighbourhoods. Furthermore, if approved it will open a precedent for many more similar or even taller buildings to be approved in the future, creating additional problems and stress to this area of the city. I support Jameson's approved application for a 16 floor building but strongly oppose the proposal for a 28 floor building. Your attention to this matter is be very much appreciated. Sincerely, Maria Mesquita South Grandville	Maria Mesquita	s.22(1) Personal and	Unknown	No web attachments.
07/02/2020	12:30	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Hi. Put me down as being against the rezoning of this property. I am a long time resident in the Granville Island area, and we've seen better times. I could list a number of reason, but will focus on one ? Livability! From the info I've seen, the developer has proposed small size apartments. Sure, the rent is lower, but when you cram a 3-bedroom, 1-bath unit into 850-sq ft ? how can 4 people share 1 bathroom? ? you're creating a world of problems. Where are the services? Where are the schools? The developer gets what he wants, and the community gets to pay for the pieces. The big problem for affordable housing is the City property taxes. When you all first got elected, that's what many of you had in your policy platform, yet you increase the taxes every year by triple the rate of inflation. Downsize the city staff, streamline the processes, get more efficient ? just like we have to do as citizens. Where are we supposed to get the money to pay for your excesses? I see Council is not too shy to take a salary increase while the rest of us see our purchasing power decreases. H. Behlke s.22(1) Personal	H. B.	s.22(1) Personal	Fairview	No web attachments.

PH 2020-07-09 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway) (OPPOSED)

07/02/2020	12:32	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I am writing about the 28 floor building proposed for 2538 Birch Street, formerly 1296 West Broadway. Although I understand the need for affordable and middle income housing units, this site with a proposed capacity for 248 rental units, will have only 53 middle income, that is less than 1/3 of the market rental. It will also be the highest in the neighbourhood, blocking sunlight in an area where 12 - 14 floors are prevalent, and will no doubt open the way for other high rises. Vancouver claims to be a liveable city. With that kind of density, it will certainly not help the livability, destroy the views of the mountains for the neighbourhood. Originally the plan was for 16 floors which I felt were excessive. The Covid crisis is an opportunity to find fair and equitable solutions for all citizens. It seems Jameson Development Corporation has used this opportunity to push through a building that does not respect the neighbourhood, and puts profit for themselves first. I have been living in this neighbourhood since 1994. I am a retired health care professional, (Occupational Therapist and Counsellor) so am considered middle class. Living in Vancouver is expensive for me, so I can imagine how hard it is for a family making less than I do. Please do not allow this height building here. Sincerely Maryam Murat-Khan s.22(1) Personal and Confidential	Maryam Murat-Khan	s.22(1) Personal and Confidential	Fairview	No web attachments.
07/02/2020	15:12	PH2 - 1. CD-1 AMENDMENT:	Oppose	Please find attached herewith my writing to Council. Best regards, Michael Kenny	Michael Kenny	s.22(1)	South Cambie	Appendix C
07/02/2020	18:53	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	"I live in Vancouver and I adamantly oppose the 28-storey rezoning proposed for 2538 Birch Street	Frances Wheeler	s.22(1) Personal and Confidential	Fairview	No web attachments.
07/03/2020	08:47	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Dear sirs As much as I totally support increased density in the Burrard slopes area, I am sadly shocked that you believe expensive condos with some rental subsidies is the answer with height increases that will totally overshadow vast areas nearby I am totally against increasing height of the property at 2538 Birch St to over the 17 stories already approved. There are hundreds of buildings in this area between Burrard bridge and Broadway that could be increased to 6 stories to create the same density increase without changing the City and darkening the skies of its neighbours. This area has already become an AUTOMALL with 15 car dealers and few residents? services, with a massive redevelopment planned for the area just south of the bridge Please reconsider Thanks 28-storey rezoning proposed for 2538 Birch Street?. Melvyn Ackerman s.22(1) Personal and Confidential	Melvyn Ackerman	s.22(1) Personal and Confidential	Kitsilano	No web attachments.
07/03/2020	13:12	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Subject: "NO" to July 9, 2020, CD-1 Amendment: 2538 Birch Street Dear sirs As much as I totally support increased density in the Burrard slopes area, I am sadly shocked that you believe expensive condos with some rental subsidies is the answer with height increases that will totally overshadow vast areas nearby I am totally against increasing height of the property at 2538 Birch St to over the 17 stories already approved. There are hundreds of buildings in this area between Burrard bridge and Broadway that could be increased to 6 stories to create the same density increase without changing the City and darkening the skies of its neighbours. This area has already become an AUTOMALL with 15 car dealers and few residents? services, with a massive redevelopment planned for the area just south of the bridge Please reconsider Thanks Jack Sniderman s.22(1) Personal and Confidential	Jack Sniderman	s.22(1)	Fairview	No web attachments.
07/03/2020	14:51	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	To Whom it May Concern : I am totally opposed to the proposed 28 story tower planned for Birch Avenue. In addition to being completely out of character , it would become the precedent for the Jerico Lands development. OMG ! John Pike	JOHN PIKE	s.22(1) Personal and Confidential	Unknown	No web attachments.

Susan B. Boyd

s.22(1) Personal and Confidential

June 30, 2020

Dear Vancouver City Council,

As a Vancouver resident, I write to you today to say that I oppose the 28-storey rezoning proposed at 2538 Birch Street, which is located on my block. I do, however, support the already approved 16-storey rezoning, and the 153 rental units that it will provide. In general, I completely support enhancing rental opportunities in Vancouver and affordable housing, given the crisis that many are facing in Vancouver. However, these initiatives need not come at the expense of liveability and healthy communities.

Our neighbourhood already features many rental buildings, typically lower rise, or at most 12 to 15 stories. The 16-storey rezoning would be more in keeping with this existing neighbourhood. A recent National Geographic issue exploring the design of cities that were more liveable noted that “low-rise buildings allow more light and air to reach the ground, promoting health and well-being.” I walk in my neighbourhood frequently and appreciate its features.

Residents such as myself have chosen to live in this neighbourhood because of its moderate density, mixed forms and low and mid-rise buildings. We do not want to live Downtown and we do not want their neighbourhood to look like Downtown. The 28-storey building simply does not fit the character of Fairview, South Granville and False Creek, which are almost entirely low and medium-rise buildings, rentals and unique Heritage.

A shadow study by the Fairview/South Granville Action Committee shows that the Application’s location at a high point in the City creates shadows equivalent to that of a 42-storey building. This shadow would extend to the Molson Brewery and halfway across False Creek, at the darkest time of the year. The rezoning is a complete departure from anything in the area. Indeed the C-3A zoning along Broadway was originally created to protect the Fairview Slopes and False Creek from the excessive shadowing created by the development of skyscrapers on Broadway.

I trust that Council will do the right thing and return to the reasonable compromise that the 16-storey rezoning provides. Please reject this rezoning application, approval of which would set a precedent for building height and density in a neighbourhood where residents are overwhelmingly opposed to it.

Best regards,

s.22(1) Personal and Confidential

Dear Mayor and Council,

My name is Roberta Olenick. I have lived in Vancouver since 1978, both as a renter and as a homeowner. I currently live in Point Grey.

I strongly oppose the 28-story tower rezoning at 2538 Birch Street. I support the already approved 16-story rezoning for this site and the 153 rental units it would provide.

I support rental and affordable housing in Vancouver, but NOT at the expense of livability and NOT when it jeopardizes existing affordable rental stock. I do NOT support any developments that proceed over the strong objections of the nearby residents who are most directly affected.

I oppose the 28-story tower rezoning for Birch and Broadway for numerous reasons including but not by any means restricted to the following concerns.

Public input on this development shows that local neighbourhood residents are overwhelmingly opposed to skyscrapers such as this one being built where they live. These local residents are the people who will be most directly affected by this rezoning and, therefore, their objections must be given measurable, arguably the greatest, weight.

This tower will set an alarming precedent for building heights and densities entirely too massive relative to surrounding neighbourhoods. This dangerous precedent will pave the way for future towers being built throughout the city where they are unwelcome by residents, are totally inappropriate in scale to existing structures, will irreparably alter the character of established neighbourhoods, and will threaten retention of existing affordable housing.

The developer of this tower will receive millions of dollars in concessions from the City in exchange for a mere 58 tiny barely livable and not really very affordable units. The remaining 200 expensive units with prime views will rent at rates only the wealthy can afford. This is a far cry from a reasonable solution to the additional affordable livable rental housing Vancouver needs and which this 28-story tower purports to address. In fact, this rezoning will jeopardize the large existing rental stock in the area by furthering the development trend in this city that leads to increased rents and unaffordable property values. As a near-senior myself, I am concerned about what effect this will have in particular on the large population of senior citizens who are long-term renters in this area. The many negative impacts of this rezoning far outweigh its paltry affordable rental benefits.

Adding skyscrapers to parts of the city where they currently do not occur is disrespectful to Vancouverites who choose to live in the particular neighbourhood where they live because of the specific density and types of buildings that exist there. Residents near

Birch and Broadway live in an area of moderate density with low and mid-rise buildings and unique heritage housing. A 28-story skyscraper totally goes against the densities and types of building these residents expected to be surrounded by when they chose that neighbourhood to be their home. If they wanted to live among tall towers, they would have chosen to live elsewhere like Downtown.

Furthermore, this 28-story proposal violates the requirements of the Moderate Income Rental Housing Pilot Program that it falls under. These requirements state that Program projects must respect transitions to the surrounding area and existing homes. There is no reasonable transition here between 28-stories and surrounding structures that are less than half that in height.

Studies have shown that skyscrapers significantly reduce livability of cities. According to a recent National Geographic article, “low-rise buildings allow more light and air to reach the ground, promoting health and well-being.”

This 28-story rezoning will certainly reduce light reaching the ground! Its shadowing impacts will be substantial. City Staff report “a significant increase in the shadows during the winter months” as a result of its great height. A shadow study conducted by the Fairview/South Granville Action Committee indicates that this tower will cast shadows equivalent to those from a 42-story building given the tower’s location on a height of land.

This tower’s massive shadow will extend all the way to the Molson Brewery and halfway across False Creek during the dark of winter, when light is arguably most needed for health and well-being. This tower contravenes C-3A zoning along Broadway which is supposed to protect Fairview Slopes and False Creek from just this type of shadowing from Broadway skyscrapers. I feel for the residents who will be affected and am just grateful my home does not fall under the shady pall of this over-sized structure.

There is no justification for inflicting an unwelcome tower in a neighbourhood opposed to it, where it will reduce livability and not in any effective way address Vancouver’s need for affordable rental housing.

Therefore, I ask council to please reject the 28-story rezoning application and return to the already approved 16-story plan.

Sincerely,
Roberta Olenick

s.22(1)
Personal and
Confidential

To: The Mayor and Council of the City of Vancouver

Re: July 9, 2020, CD-1 Amendment: 2538 Birch Street

My name is Michael Kenny and I live in the Cambie corridor near King Edward Avenue. I have been a renter in this general area for approximately 40 years. I retired four years ago.

My daily routine of errands and shopping takes me all over the central Vancouver area, including Fraser Street, Main Street, Cambie Street, Oak Street, Granville Street and beyond into Kitsilano, Granville Island and False Creek. I also frequent Commercial Drive, Oakridge and the South Vancouver areas. Much of this is accomplished by car, public transit and walking.

A favourite walk of mine is west from my residence to Oak Street and through the lovely Shaughnessy neighbourhood to the Granville Street area. On many occasions, I have taken the time to visit and observe the **2538 Birch Street** site. I have always been struck by the smallness of the site. While taking into account the nearby low- rise buildings, I craned my neck upward trying to imagine a 28- storey building on this

tiny site. Frankly, it is unimaginable, and therefore, **I oppose the 28 storey rezoning at 2538 Birch Street and support the approved 16 story rezoning.**

PRECEDENT AND TIMING WITH BROADWAY PLAN

A building of this height completely undermines the strong community of interests which have previously been expressed to the City. It will be out of sync with adjacent low- rise buildings on Broadway and especially, the smaller character apartment buildings south of the site, and the False Creek and Fairview Slopes residential areas.

A 28- storey building will set a precedent and will be the “thin end of the wedge” for the Broadway corridor, unleashing a tsunami of similar developments in this area. I do not use the word tsunami lightly, as future rezoning of this nature would probably happen at an alarming rate.

LIVABILITY

The local community wants moderate density, mixed form and low to mid- rise buildings. This has been at play for years along the Broadway corridor and is completely reasonable, providing an acceptable blend of

commercial and residential uses without the need for extremely tall buildings. A 28- storey building at Broadway and Birch would certainly be akin to ‘a pool cue on a postage stamp,’ grossly out of context with the neighbourhood. It would create a harmful shadowing effect impacting the area for many blocks in all directions. Again, similar projects in the future would only exacerbate this. Broadway would quickly become a “grand canyon” of developments.

A coldness and austerity is engendered by such tall buildings often giving the feeling of isolation with no real connection between the vibrancy of the street scape and the people living in the building. Often, when looking at these buildings from street level, they seem to be devoid of any life at all. It is a form of “ghettoizing” the neighbourhood.

INTEGRITY OF PROCESS AND OPTICS

The City and Council have a grave responsibility in ensuring development unfolds thoughtfully and with an eye to future ramifications. Unbridled development is not necessarily the answer.

While it may provide financial rewards to a few, it may be harmful to many for years to come. Traffic and noise factors must also be taken into

account with this kind of development. The City of Vancouver is continually trumpeting its desire to be “green.” Being green encompasses so many aspects of livability, not least of which are the feelings and psychology created by either responsible or irresponsible approvals. Such a project should not be slammed through just because a few think it is the answer. A slower and more thoughtful process which explores less dramatic options should be adopted.

A final consideration is the very high probability of land speculation being fuelled by this project which will continue during the Skytrain extension, further skyrocketing prices, not just for land, but also for the end product which ultimately is the living space somebody must pay for. The outcome will not be good.

In summary, as a resident of a nearby neighbourhood in the City of Vancouver, I oppose the 28- storey rezoning proposed at 2538 Birch Street.