

Public Hearing 2020-Jul-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
07/04/2020	10:46	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Mayor, Council, Administrators: View the attached pdf for our properly formatted three pages of comment on: CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway) ? Agenda Item #1 for Public Hearing of July 9, 2020. An appended listing summarizes how City of Vancouver over the past two decades has routinely blockbusted areas with active planning processes. Jeanette and Joseph Jones	Mr Joseph Jones		s.22(1) Personal and s.22(1)	Kensington-Cedar Cottage	APPENDIX A
07/04/2020	11:17	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I oppose the 28 storey rezoning application. The current proposed 16 storey development better fits in our community	John Cotter		s.22(1) Personal and	Fairview	No web attachments.
07/04/2020	19:17	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Please see the attachment with diagrams.I	No Name No Name (ps)	Resident	s.22(1) Personal and	Fairview	APPENDIX B
07/05/2020	11:14	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I strongly oppose the 28-storey rezoning proposed at 2538 Birch Street. I support the already approved 16-storey rezoning with 153 rental units because it fits in with the existing neighbourhood. I live in a low-rise rental a couple blocks away. I strongly support affordable rentals in this neighbourhood and in all neighbourhoods in the city of Vancouver. I oppose 28 stories for these reasons: 1. The Broadway Plan has not been finalized. How can you even consider a 28-storey building when you don't even know what building heights the Broadway Plan may recommend? 2. If you allow a 28-storey building on Birch, you're setting a precedent. How can you say no to any other developer who now wants to build a 28-storey or higher building on or near Broadway or any other main corridor in Vancouver? How can you then say no to developers who wants to replace all the low-income rentals or condos with 14-16+ storey buildings all along 6th, 7th, 8th, 10th, 11th etc etc. 3. It does not fit in with the neighbourhood at all. It's almost double the height of existing buildings. 4. Parking. According to the plans, they'll need to provide 187 parking spaces. That's a lot of cars for a building so close to public transportation. Do we need more cars in that area? For the above reasons I strongly oppose the rezoning application for 28-storeys at 2538 Birch St.	Sue		s.22(1) Personal and	Fairview	No web attachments.

**Public Hearing 2020-Jul-09 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway) (OPPOSED)**

07/05/2020	14:04	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I oppose the increased height at 2538 Birch Street. My rationale for not supporting this increased density is as follows: 1. The neighbourhood has a multitude of buildings that are currently in the construction phase, in development or within the City of Vancouver pipeline. Michael Mortensen (a for profit consultant who advises developers-who does not live in False Creek) said to the CBC - "I think people fear change" . . . There are 19 buildings (plus 6 additional buildings scheduled within the option lands on the table) between Birch and Burrard north of West 10th. Too much density within a small area of the neighbourhood - Vancouver is far larger than a few blocks. 2. A survey conducted by the mayor indicated that neighbourhoods across the city rejected buildings higher than 20 floors . If the City of Vancouver truly values the neighbourhood engagement process then you should be transparent and limit the height accordingly. 3. Neighbourhood walking tours (conducted by the Broadway Plan team) were flooded by developers with limited space for residents. 4. Shadows that this new 28 floor building will cast together with planned construction will cover park space - Granville Island, the seawall and the Arbutus Greenway. Thank you, Al Robinson <b>s.22(1) Personal and Confidential</b>	Al Robinson	Resident	<b>s.22(1) Personal and Confidential</b>	Fairview	No web attachments.
07/05/2020	18:54	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	While I do support densification along the Broadway corridor I am concerned about the shadow impact on the area North of West Broadway between Hemlock and Ash. I live on <b>s.22(1) Personal and Confidential</b> and the shadow study shows a significantly larger shadow then the existing buildings during the winter months. I am more concerned overall for the future Broadway plan that significant density on Broadway of that height will cause a large amount of shadow coverage during the winter, reaching in some cases beyond the seawall. Due to the slope in this area shadows are significant. I hope that the city will consider the well being of the residents of this area during that time as they consider how Broadway will evolve going forward as sun expose is already hampered as is during the winter months.	Colin Ebbeson	Resident	<b>s.22(1) Personal and Confidential</b>	Fairview	No web attachments.
07/05/2020	21:53	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live in Fairview area and I absolutely oppose the 28-storey rezoning proposed for 2538 Birch Street.	John Guen Choi	Fairview/South Granville Action Committee	<b>s.22(1) Personal and Confidential</b>	Fairview	No web attachments.
07/05/2020	22:09	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live in Fairview ,Vancouver and I definitely oppose the 28 storey rezoning proposed for 2538 Birch street.	Teresa Park	Fairview/South Granville Action Committee	<b>s.22(1) Personal and Confidential</b>	Fairview	No web attachments.

Public Hearing 2020-Jul-09 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway) (OPPOSED)

07/05/2020	22:43	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I have lived in Fairview for over 30 years, the last 20 years as a tenant. Although my tenancy is tenuous and I appreciate the need to increase the supply of housing, I oppose a 28 story building in the midst of my neighbourhood, particularly before the Broadway Plan is completed. Why is it that a building with an FSR of over 10 in a neighbourhood of low and mid rise buildings can get approval when adjacent neighbourhoods are zoned for single family residential development? The City of Vancouver has an opportunity to increase density with row housing and low and mid rise apartments south of False Creek and on the west side and create beautiful vibrant neighbourhoods. Please do not vote to approve a building that will be totally out of context with the neighbourhood especially in the midst of a pandemic. I am seeing more for rent signs in the neighbourhood than I ever recall seeing. Would it not make sense to defer this decision at least until the change in demand for housing can be determined? I hope that the developer is considering this too. The worst case would be a 28 story tower of small apartments with few tenants and a bankrupt developer. Even if you choose to discount the concerns of the neighbourhood to increase housing supply, you have a duty to all Vancouver taxpayers to conduct careful economic analysis in this time of economic uncertainty.	Dale Dreffs		s.22(1) Personal and Confidential	Fairview	No web attachments.
------------	-------	--	--------	--	-------------	--	--------------------------------------	----------	---------------------

Public Hearing 2020-Jul-09 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway) (OPPOSED)

07/06/2020	09:10	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	<p>Dear Mayor and Council, My husband Michael and I have lived on Fairview Slopes since 1989 and we have so enjoyed our peaceful neighbourhood of low rise buildings. We have always been grateful to those in the City Administration who had the foresight at the time to create False Creek and Fairview Slopes . I am alarmed that this Administration is considering compromising our quality of life with the intrusion of a 28- story highrise overlooking the slopes. This building doesn't fit the character of Fairview, South Granville and False Creek, which are almost entirely low and medium-rise buildings, rentals and unique Heritage. Let me say at the outset, I totally support the City's rental and affordable housing initiatives, but they shouldn't come at the expense of livability and healthy communities. I do support the approved 16-story rezoning and the 153 rental units it will provide, but I strongly oppose the 28-story rezoning currently under consideration. As you are aware, my views are shared by an overwhelming majority of residents who oppose this application, and skyscrapers in general in this neighbourhood. 42% of the homes in the Broadway Plan area are rental units. A building of this size and cost perpetuates the development trend that threatens this large,existing rental stock, places upward pressure on rents and threatens a significant, long-term senior citizen rental population. With the Broadway Plan in progress, such a radical and controversial application will be enormously impactful on the Plan, and completely undermine the integrity of the citizen engagement process, should it be approved. Finally, the rezoning is a complete departure from anything in the area because the C-34 zoning along Broadway was originally created to protect Fairview Slopes and False Creek for the excessive shadowing created by the development of skyscrapers along Broadway. 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 which would extend from Molson Brewery and halfway across False Creek at the darkest time of the year. This is unacceptable! I hope that Council will listen to our pleas and reject this application. Yours Truly Marian Robson</p> <p>s.22(1) Personal and Confidential</p>	Marian Robson		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/06/2020	09:11	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	<p>I live at s.22(1) and oppose the redevelopment application at 2538 Birch street to 28 floors. This is bad for Vancouver and violates the Vancouver corridor zoning. Because of the zoning I purchased the condominium where I live. Massive high rise zoning is the opposite of what was planned for the area. Dan Lewis</p> <p>s.22(1) Personal and Confidential</p>	No Name No Name (ps)		s.22(1) Personal and Confidential	Fairview	No web attachments.

Public Hearing 2020-Jul-09 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway) (OPPOSED)

07/06/2020	09:13	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	<p>We live in the s.22(1) Personal and , directly to the north of the proposed development. We support the initial 16-storey approved rezoning and the rental units it will provide in Fairview. Our townhouse community and neighbours are very concerned about the shadow this 28-storey building will impose across a significant area, particularly during the months when we already get the least light. Trying to 'shoehorn' a 28-storey last-minute redesign into a 16-storey building footprint will not be a positive addition to the area. Why has the applicant not had to provide a new View Impact Analysis for this change in the design? Given that the City is still creating the full Broadway Plan, the timing of this public hearing is inappropriate. When the earlier consultations were going on, residents were overwhelmingly opposed to this type of development and this building specifically. It will set an unwelcome precedent, leading to a development 'rush' on the area as other developers follow suit. We are supportive of increasing density but believe the City can do a better job than just continuing to put up more towers - the literature strongly shows a loss of livability for all community members when this is the chosen mode. Please reject this rezoning application and support the original 16-storey option. Thank you KC Emerson &amp; Eric Derbez s.22(1) Personal and Confidential</p>	KC Emerson & Eric Derbez		s.22(1) Personal	Fairview	No web attachments.
07/06/2020	09:15	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	<p>Dear Mayor and Council Members, The proposed building of a 28-storey skyscraper in my neighbourhood of False Creek/Fairview Slopes is appalling. This area was never intended for such development. Why is C-34 zoning not being respected? The lot was already approved for 16 storeys. Everyone in this neighbourhood has been opposing the 28 storeys for over a year. We have written to Council many times. We have attended public hearings and have given our reasons for why the approval of 28 storeys is unwelcome. What will it take until Council listens to humans living right where these developers want to build a monstrous towering structure? Please, we are begging you to save our neighbourhood. Yours sincerely, Vicki and Carl Morin s.22(1) Personal and Confidential</p>	Vicki and Carl Morin		s.22(1) Personal and	Fairview	No web attachments.

Public Hearing 2020-Jul-09 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway) (OPPOSED)

07/06/2020	09:18	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Re: Rezoning Application for 2538 Birch Street (formerly 1296 West Broadway). Dear Mayor and Council: I have been involved in the OCP for the Broadway Corridor since its inception, and view this development with great interest both directly, as I currently live on s.22(1) and also as an addition to Vancouver. I read with interest the article in today's Globe and Mail (copy attached), which outlines a vision for Broadway which is very similar to that expressed by a number of attendees at the walks and workshops held as part of the OCP planning process. The street is currently not attractive, at least in our area, but has the potential to be a showcase of how good planning and City direction can make it one of Vancouver's Great Streets. However the proposal for 2538 Birch Street doesn't fit within this vision for the Broadway Corridor. This sentiment was expressed by a majority of attendees at the OCP, and staff were urged that this development should not proceed in isolation from an overall plan for the corridor. They appeared to agree but said their hands were tied as council had approved the rental pilot projects in advance of the OCP. In the Globe article, Dale Bracewell (manager of transportation planning) makes the observation that changes necessary to make Broadway a Great Street Need lots of public engagement on values . . . . I wholeheartedly agree, our plans need to reflect the public values, and it seems clear that the current 28-story proposal doesn't meet the values of the area residents. I am sure you are receiving a significant number of submissions that support this point. Mayor and Council, this is your opportunity to show that you are responsive to community values, and revert this project to its original design. Respectfully Jack Habart s.22(1) Personal and Confidential	Jack Habart		s.22(1) Personal and Confidential	Fairview	APPENDIX C
07/06/2020	09:20	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Dear Mayor & Council, Re: July 9, 2020, CD-1 Amendment: 2538 Birch Street I own my condo and have lived here in Fairview for 36 years and I am not in favour of a 28 floor building being built at 1759 W Broadway. It is too high for this neighbourhood and could set a precedent. A building this height would block views and invade privacy of all the buildings below it. Also, street parking in this area is insufficient and each evening residents with a parking permit have extreme difficulty trying to find a parking spot, let alone visitors looking for a spot. Yours truly, Carrie Beavington s.22(1)	Ms CARRIE BEAVINGTON		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/06/2020	09:22	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Hello, Thank you for reading my email. I was born in Vancouver at VGH 73 years ago July 17. I live two blocks away from the proposed building. I oppose the height extension and favour the original approved height of 16 stories. The community around me I have chosen to live in because of its fine mix of service and architecture. The Broadway corridor developments could radically change the character of this part of Vancouver unless it is appropriately protected. Thank you	Swami Saradananda		s.22(1) Personal and Confidential	Unknown	No web attachments.

Public Hearing 2020-Jul-09 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway) (OPPOSED)

07/06/2020	09:23	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	<p>Thank you for considering my viewpoint on this issue. I have lived in this area since we moved to Vancouver when I was 14 years old, in 1966. I choose to live in this area because of its sense of community, its beauty and interest; its lovely walking and running spaces; and its nearness to nature. I appreciate that things change and progress, but the proposed change from the approved height (16 stories) of this new building to 28 stories will radically change and diminish a neighbourhood that thousands of people live in as a community and enjoy. By allowing this development you would open the door to and encourage many other excessively tall buildings in this area, eventually no doubt extending south and north from Broadway, and will create a vast area of concrete where little sun reaches the street and lower levels, where thousands more birds will be killed flying into windows, and where the feeling of the neighbourhood will be lost. There will never be enough tiny pockets of what is called "green space" to make up for this. Human beings need sun and a free flow of fresh air for health. Excessively tall buildings create draft ways for excessive wind and cut off the views and flow of air and sun reaching the street, let alone lower levels in apartment buildings. Please do not set this precedent. Please preserve the beautiful heritage of Vancouver and do not choose to turn it into a concrete jungle. I urge you to deny this amendment and keep your covenant to your citizens to protect our happiness, health and wellbeing.</p>	Carlie Hennigan		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/06/2020	09:24	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	<p>I oppose the 28 floor rezoning at 2538 Birch, but support the 16 storey building. Karleen Nevery</p> s.22(1) Personal and Confidential	Karleen Nevery		s.22(1) Personal and Confidential	Unknown	No web attachments.

Public Hearing 2020-Jul-09 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway) (OPPOSED)

07/06/2020	09:25	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	<p>I have been a homeowner living at s.22(1) Personal and in Fairview Slopes for the past fourteen years. This situates me two blocks below the proposed building located at 2538 Birch Street. Therefore, I know the neighbourhood well, as someone who prefers to walk and use public transit for daily business and activities. I am strongly opposed to the rezoning of the building to 28-stories. A building of this height, situated on a very modest land footprint, will dominate the landscape, blocking light from residents living in a north direction below the building. The intersection of West Broadway and Birch is not suited to increased traffic flow, something that will be exacerbated by such a huge structure. Fairview, South Granville and False Creek have modest sized buildings which support human interaction and make the area attractive and liveable. I'm saddened by the loss of so many fine smaller restaurants and businesses between Hemlock and Granville which are being displaced for the subway line expansion. Adding a 28-storey building just one block to the east would further diminish any sense of meaningful neighbourhood. The location has been approved for a 16-storey building, which I can support. But further rezoning for added height is not acceptable. Over the course of deliberations and discussions on this matter, I have written to Council several times, and will not restate what I have said before. Development has its place, but in this instance the human toll is just too great. David Rehorick, PhD s.22(1) Personal</p>	David Rehorick		s.22(1) Personal and	Fairview	No web attachments.
------------	-------	--	--------	--	----------------	--	----------------------	----------	---------------------



Public Hearing 2020-Jul-09 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway) (OPPOSED)

07/06/2020	09:25	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I would like to object to the above rezoning application. The present zoning to allow 16 stories is reasonable given the topography of this area along Broadway. Any change to allow taller buildings should not be granted. The property in question lies on an elevated crest along this portion of Broadway thus any tall building built on this property will have it's height magnified even further - placing a building which is already "twice" as tall as anything around it, upon a property which is a topographical high point will result in something which will "stick out like a sore thumb". A 27-28 story building of this sort belongs on a parcel of land with a much lower elevation. The illustrations which were circulated showing the proposal are misleading. These should be re-done to show the actual relative height of the proposal. Only then will the council and the public be able to visualize the enormous height of the building in question. The renderings which show the proposed development do not show the relative scale of the project and in fact minimizes the height of the proposal. This is clearly seen in the proposal illustrations by comparing the 2 story building with the blue awning in the foreground, with the proposed new building. The optics would suggest that the new building is only 4 times the height of the building with the blue awning, when in fact the new building will be 14 times the height. Again we see that this building is much too tall for the area. The shadowing and the esthetics are a problem for everyone. The idea of producing low cost rental accomodations is good, however this is not a good location for it. One option to increase the stock of rental housing is to utilize the student residences at university campuses. As we know, covid or not, the movement is toward more online education. The need to be physically present on campus will be greatly reduced, thus the existing student residences will be under utilized and could easily be used as rental accomodation for the public. The infrastructure to house many people is already there and the University would welcome the extra revenues. Thus the need for a proposed building of the sort in question may not really exist. Further, thought must be given to the infrastructure around this new building. The closest elementary school is a french only school , the nearest english elementary school can only be accessed by crossing both Broadway and 6th avenue. (Young students crossing both of these traffic arteries is a tragedy waiting to happen ). So please do not allow a building above 14-16 stories to be built on this property and deny the amendments	B. Mann		s.22(1) Personal and	Unknown	No web attachments.
------------	-------	--	--------	--	---------	--	----------------------	---------	---------------------

Public Hearing 2020-Jul-09 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway) (OPPOSED)

07/06/2020	09:27	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	<p>&gt; Dear Mayor and Council &gt; As a 20 year residents of Fairview Slopes my husband and I have enjoyed the tranquility and charm of the low rise mixed housing units of the area. To be able to walk along tree lined streets both north and south of Broadway feeling the sun on my face and smiling at neighbours has made this feel like real community. The affordable low rise rental apartments have contributed to this being a diverse, multigenerational and multicultural neighbourhood. I am appalled to think that council could even consider rezoning the area to allow a 28 story monstrosity of a building to be built. Not only will this be completely out of character to the area, but will most certainly create a precedent for future developments being similar or taller. &gt; I fully support rezoning for a 16 story building with 153 rental units it would provide. 16 stories, although higher than 12 story current zoning, would be, in my mind, a reasonable compromise. &gt; The shadow cast by a 28 story building would stretch from Molson Brewery halfway across Fairview Slopes during the dark winter months. Studies have shown that low rise buildings allow more light and air to reach the ground which in turn promotes a better mental and physically healthier population. Also, able to see the sky and hear bird song is vey important for ones. well being. &gt; I have been participating in the Broadway Plan and know that in the plan there is no suggestion of a 28 story building and certainly the overwhelming input from the community is to maintain the low to mid rise buildings on Broadway.. &gt; In closing I hope this Mayor and Council, unlike our previous Mayor and Council, will listen to the community it serves and not approve the rezoning application for 2538 Birch Street. &gt; Yours Truly &gt; Joyce Ferguson &gt;s.22(1) Personal and Confidential</p>	Joyce Ferguson		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/06/2020	09:27	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	<p>To Whom It May Concern: My husband and I rented in the South Granville area for many years and have always appreciated the friendly, safe, and quiet environment. 10 years ago, when my husband passed, I found a suite in the area because I felt safe and protected, and have loved being a part of the community culture. I am strongly urging you to keep the 16 Floor plan that has been proposed. To change it to 28 Floors would drastically change the sky line, the atmosphere, traffic, and so on. Please do not destroy the beautiful atmosphere that has been built over many years. South Granville has many heritage buildings and low rises that add to the character of the neighbourhood. A high rise would completely change the character of this beautiful area of Vancouver, which is beloved by renters, owners, visitors, cyclists, dog-walkers, etc. Laara Brown s.22(1) Personal and Confidential</p>	Laara Brown		s.22(1) Personal and Confidential	Fairview	No web attachments.

Public Hearing 2020-Jul-09 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway) (OPPOSED)

07/06/2020	09:29	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	<p>During the 14 years I have lived and been a home owner in the district known as the Fairview Slopes, I have come to know and appreciate it as a welcoming, family-oriented and safe environment. The broader neighbourhood includes False Creek and South Granville. It is known for its walkability, its small businesses including family-owned and operated shops, restaurants and cafés, schools, and its character low-rise buildings. The City of Vancouver seems determined to alter the character of the neighbourhood in several ways. The tax rate of businesses being based on the potential for tall buildings has sky-rocketed and has had the effect of putting many smaller businesses at a high risk. Several have closed as a result. This risk has been exacerbated by the COVID-19 crisis. By proposing to erect this 28-story structure, the City is emphasizing its lack of understanding of the neighbourhood. Not only would such a building have a negative visual effect for neighbourhood residents as well as visitors by blocking daylight and adding light pollution, it would lead to crowding and congestion on the adjacent streets and sidewalks. It is time for the City to take the leadership necessary in this case. 16 stories ? which had been already approved ? is the maximum that is appropriate for this structure. I am strongly opposed to the City?s seemingly unilateral decision to reverse its initial decision. Sally Rehorick</p> <p>s.22(1) Personal and Confidential</p>	Sally Rehorick		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/06/2020	09:29	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	<p>I live in the area where the proposed 28 story proposed building will be and I do not want to see 28 floor buildings in my residential area. We must stop greedy land developers and any city council members who support this type of building. We do not want to turn into the next New York City where you never see the sunshine. Please do not approve this building. Susan Griffiths</p>	Ms SUSAN GRIFFITHS		s.22(1) Personal and Confidential	Fairview	No web attachments.

Public Hearing 2020-Jul-09 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway) (OPPOSED)

07/06/2020	09:31	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	<p>Dear Mayor and Council I am writing in opposition to the proposed rezoning of the property at Birch and Broadway. I live in the Fairview area and am genuinely concerned at the message and precedent that this rezoning to 28 stories would have in this area. A 16 story building would fit into the neighborhood and would provide more needed moderate income rental housing I support the MIRHPP and have followed several projects under this plan. I note that these projects fit into the areas they are develop in and are not outliers in their region. Please vote against this rezoning and allow a more appropriate development to take place. Thank You Richard Melville</p> <p>s.22(1) Personal and Confidential</p>	Richard Melville		s.22(1) Personal and Confidential	Kitsilano	No web attachments.
07/06/2020	09:32	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	<p>I have lived in Vancouver and in condos for most of my life. Tall buildings are inefficient, they isolate people the higher the floors, glass towers are NOT green. Please stop forcing a high rise on a neighbourhood that does NOT want it. Tall buildings offer increased profits for developers, and inflate the price of adjacent land. The higher the building, the more expensive is the construction. I do not want to live in the West End, NYC or Hong Kong. High rises use almost twice as much energy per square meter as mid structures. Zoning allowances shiftgs should only come with a mandate from the community. Donna Barker</p> <p>s.22(1) Personal and Confidential</p> <p>Denise Maultsaid</p> <p>s.22(1) Personal and Confidential</p> <p>My neighbour does not have a pc and requested me to send her in concerns: ? Neighborhoods will be less livable. ? Buildings will create more shade &amp; remove sunshine &amp; vitamin D. ? Children will have to travel further to schools because schools are already full. ? Rental prices will increase and be less affordable. ? Density and congestion will increase. ? Cities will not get fees to pay for parks, community and senior?s centres.</p>	Ms DONNA BARKER		s.22(1) Personal and Confidential	Unknown	No web attachments.

Public Hearing 2020-Jul-09 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway) (OPPOSED)

07/06/2020	09:37	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Mayor and Councillors, I write on this topic to indicate my opposition to the proposed rezoning of 2538 Birch Street to 28 storeys. This opposition is based on three major factors: 1. Compatibility: The proposed building would be incompatible with the adjoining neighbourhoods. All existing high-rise buildings are in the range of 10-15 storeys tall. At 28 storeys this proposal would completely dominate the area and change forever its character. 2. Shadowing: In this cool and rainy climate, daylight and sunlight are assets to be cherished. This proposal would cast shadows across Broadway, across the adjoining Fairview Slopes, and at times all the way down to False Creek. If you would like an illustration of the importance of sunlight, stroll along the Broadway sidewalks on a sunny Spring day. The north sidewalk, in almost full sun, is warm and full of pedestrians. The south sidewalk, fully shaded, is a cold and unpopular wind tunnel. This proposed rezoning would impose that effect on a much broader area. 3. The Planning Process: The City planning process and zoning schedules provide important guidance to the public about the intended form of the City?s future development. Every time you spot-zone a site like this, you violate that process and cast the City?s plans in doubt. This is particularly true on Broadway where the City has begun a major planning review, which would be totally knee-capped by this proposal. If people cannot depend on City zoning standards for consistency, then the standards are meaningless. I do not object to redevelopment of this site; the previously approved zoning schedule for a 16-storey building would be reasonably compatible, and clearly there is a need for more housing. But the proposed rezoning to 28 storeys is entirely inappropriate and should be rejected as incompatible with the public interest. Sincerely, Ian Adam, P.Eng. s.22(1) Personal and Confidential	Ian Adam		s.22(1) Personal and Confidential	Kitsilano	No web attachments.
07/06/2020	09:38	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	My name is Marj Belot. I have lived in Vancouver since 1988 and worked in Vancouver continuously since 2006. I am very familiar with this neighbourhood as we used to own a small condo at 11th and Birch. I live in Vancouver and I oppose the 28-storey rezoning proposed for 2538 Birch Street. I support the local residents who believe a 16 story tower would fit better with the neighbourhood. Marj	Marj Belot		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/06/2020	09:42	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	As a resident of the Fairview area I am opposed to the 28 floor rezoning application, and think the developer should proceed with 16 floor rental building that they have approved Lorraine Gingras s.22(1) Personal and Confidential	No Name No Name (ps)		s.22(1) Personal and Confidential	Fairview	No web attachments.

Public Hearing 2020-Jul-09 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway) (OPPOSED)

07/06/2020	09:46	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live in Vancouver and I am opposed to the 28 storey rezoning proposed for 2538 Birch Street. I completely support the currently approved 16 storey all rental building as that would be a major help in providing much needed rental accommodation in the city. The extra 12 storeys sought by the developer are nothing more than a money grab and I would very much hope that city council would be able to see past that and reject this new proposal. I feel that council should take the time to properly discuss and plan a long range vision for this city and not make ?one off? exceptions that will set a precedent . Thank you for your consideration. George Kostiw	George Kostiw		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/06/2020	09:49	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," Dana Finkelstein.	Dana Finkelstein		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/06/2020	09:50	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Mayor and Council: I am writing to express my concern about the application to rezone 2538 Birch Street to allow a 28-storey building. I live in Vancouver and I spent many years working in Vancouver. Vancouver is my home and I value the unique character of it?s many neighbourhoods; from the towering high rises in Coal Harbour and Yaletown to the low and mid-rise buildings in Fairview. I oppose this application as it is simply too big for the area, it is being done without due consideration to parks and schools and other local amenities, and it is being done outside the very planning process that is supposed to manage these type of developments. So please hear me when I respectfully say ?no? to this application. The 16-storey rental project was, and continues to be, a very good thing. Sincerely, P. L. Crook	P. L. Crook		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/06/2020	09:53	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	See attachment.	Michael Geller		s.22(1) Personal and Confidential	Unknown	APPENDIX D
07/06/2020	11:15	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I am writing to oppose the proposed 28 story tower at 2538 Birch St at Broadway. Has anyone really taken a look at the towers in the S. Granville/Broadway area? 11-15 stories max. C'mon planning department, this is ridiculous and will set a precedent...we don't want this neighbourhood looking like SW Marine at Cambie..ugly! This is pure greed.	Mike Paddock	citizen	s.22(1) Personal and Confidential	Fairview	No web attachments.

**Public Hearing 2020-Jul-09 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway) (OPPOSED)**

07/06/2020	12:33	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	The proposed 28 floor building on Broadway, or any building taller than 12 floors on Broadway must not be allowed. There are many reasons for limiting the size of new buildings . These include serious negative affects on the environment, safety, resources, pollution, and more. My family occupy 4 different locations in east and the west side of Vancouver close to Broadway. City Council MUST seriously consider all of the information provided by opponents and refuse to proceed with the proposal for the Birch Street structure.. Kathleen Bishop	Kathy Bishop		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/06/2020	12:34	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Dear Vancouver City Mayor and Councillors; I live in Vancouver, pay taxes to the City of Vancouver, and I oppose the 28-storey rezoning proposed for 2538 Birch Street and feel this will set a very disturbing precedence if you pass/approve this rezoning. Sincerely Glen Hack	Glen Hack		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/06/2020	12:35	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Dear Vancouver City Council, I am writing to oppose the development at 2538 Birch St. As a local resident I participated in public information centers and my concerns deepened. The shadow study for this building indicates it casts shadows to Yaletown and at 4PM all the way to the Science Centre. I asked the planners what a wall of 12 story buildings along the Broadway/Fairview ?ridge? would do to atmosphere of the city. It would put the Fairview slop and the downtown in constant shadow. Just as the City took major efforts to create view corridors in the downtown core, it should now consider the need light corridors along Fairview ridge to maintain Vancouver?s livability. Vancouver does need to densify, but densification can be done along the major North-South roads like Cambie, Oak, Granville and now Arbutus leaving liw-rise building in the middle street in between (ie Birch). If one assumes light corridors are needed, than this building is directly in the middle of a critical light corridors. I urge council to delay until the long term broadway plan is complete. Further I encourage council to negotiate a settlement with the builder which may include relocation to an appropriate street. Thank you Phil s.22(1) Personal and Confidential	PHILLIP HUNT		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/06/2020	12:37	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Dear Sir or Madam, I live in the neighbour of Broadway and Birch and I strongly oppose the 28-storey rezoning proposed for 2538 Birch Street. It is simply too tall for the neighbourhood, too much density will cause more traffic issues, noise issues and blocking sunlights. We need to change the by-law and make all existing market buildings rentable. Thank you for your consideration. Maggie Fuji	Maggie Fuji		s.22(1) Personal and Confidential	Fairview	No web attachments.

Public Hearing 2020-Jul-09 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway) (OPPOSED)

07/06/2020	12:38	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Dear Sir or Madam, I live in the neighbour of Broadway and Birch and I strongly oppose the 28-storey rezoning proposed for 2538 Birch Street. It is too dense for the neighbourhood, it is not sustainable, will reduce community livability, cause more traffic jams, noise issues and blocking daylight. I suggest we change the by-law to make all the existing market buildings rentable. Thank you for your time and consideration. Tom Ge	Tom Ge		s.22(1) Personal Confidential	Fairview	No web attachments.
07/06/2020	12:39	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	To the decision-makers on the 28-storey rezoning proposed at 2538 Birch Street, I oppose the 28-storey rezoning proposed at 2538 Birch Street, and support the approved 16-storey rezoning, and the 153 rental units it will provide. In fact, I might even support 18 storeys because I know that we have to accommodate increasing density in our city. But let?s do it in a manner that supports community instead of simply paying lip service to the idea. For instance, a private children's playground 300 ft. above the ground is hardly a safe, desirable and socially healthy substitute for public parks and green space, nor does it satisfy the City?s High Density Family Housing Guidelines. You have no doubt heard the myriad problems with this rezoning application from many of us living in the area (including those affiliated with the Fairview/South Granville Action Committee whose concerns and activities I have been following). My biggest worry? That with the Broadway Plan in progress, approval of such a radical and controversial application would be enormously impactful on the Plan and completely undermine the integrity of the Broadway Plan?s citizen engagement process. After one 28-storey building, there is nothing stopping additional skyscrapers in the Broadway Plan area that bear no relation to the existing building form. Vancouver is one of the best cities in the world to be in. I am hoping any decisions made on this development will be thoughtful and mindful of generations to come as well as the people living here now. Thank you, Cynthia Thom s.22(1) Personal and Confidential	Cynthia Thom		s.22(1) Personal Confidential	Fairview	No web attachments.



Public Hearing 2020-Jul-09 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway) (OPPOSED)

07/06/2020	12:40	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	<p>Dear Mayor Kennedy and Vancouver City Councillors: My name is Colleen Cruickshank. I've lived in Fairview for 13 years and own a condo in a s.22(1) Personal and Confidential . Like so many others in the22 neighbourhood, I object to the 28-floor high rise being considered for the former Denny?s property at Birch &amp; Broadway. Jameson?s former 16-storey proposal was at least somewhat consistent with our neighbourhood, which is a mix of low-rise rental and commercial buildings and very walkable. I?m concerned that rezoning this site will result in a 28-storey building that?s an eyesore, towering over neighbouring buildings and casting long shadows. I?m concerned it will set a precedent for future construction along Broadway, potentially turning Broadway into a canyon of impersonal high rises. The Fairview/South Granville Action Committee, which has done a formidable amount of research on the process for this rezoning request, thinks it was faulty. Others are better equipped than I to speak to those specifics. Please know, though, that the Committee has our full support. Please reject this rezoning application. Colleen Cruickshank</p> <p>s.22(1) Personal and Confidential</p>	Colleen Cruickshank		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/06/2020	12:41	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	<p>Dear Council members, My name is Sing Liem and I have lived in Vancouver since 1965 and for the last 6 years in the Fairview Area. I strongly oppose the 28-storey rezoning proposal at 2538 Birch Street and support the approved 16-storey rezoning, and the 153 rental units it will provide. I certainly support rentals and affordable housing, but it should not come at the expense of livability and healthy communities. We have specifically chosen to live in the Fairview area because of its livability and these high rises will destroy the open feeling and create huge shadows on the existing low rise buildings. We'll never see the sun again! Sincerely, Sing Liem</p>	S. Djiem Liem		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/06/2020	12:45	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	<p>Dear Council members, My name is May Liem and I have lived in Vancouver since 1975 and for the last 6 years in the Fairview Area. I strongly oppose the 28-storey rezoning proposal at 2538 Birch Street and support the approved 16-storey rezoning, and the 153 rental units it will provide. I certainly support rentals and affordable housing, but it should not come at the expense of livability and healthy communities. We have specifically chosen to live in the Fairview area because of its livability and these high rises will destroy the open feeling and create huge shadows on the existing low rise buildings. We'll never see the sun again! Sincerely, May Liem</p>	May Liem		s.22(1) Personal and Confidential	Fairview	No web attachments.

Public Hearing 2020-Jul-09 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway) (OPPOSED)

07/06/2020	13:33	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	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. ?	Kristin Cheung		s.22(1) Personal Information	Unknown	No web attachments.
07/06/2020	13:42	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	Judy McRae		s.22(1) Personal Information	Kitsilano	No web attachments.

Public Hearing 2020-Jul-09 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway) (OPPOSED)

07/06/2020	14:13	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Hello; I live in Vancouver. Have lived in Fairview for 25 years. I oppose the 28-storey rezoning proposed for 2538 Birch Street; this will destroy the livability character of our beloved neighborhood. The development of the Broadway corridor should aim to replicate the wise urban design of the Olympic Village, with buildings of low to medium heights (12-14 floors max.) which explains the attraction of the Village, for locals and tourists alike. We oppose a development that will replicate the urban fiasco of Yale Town, with its massive density of very tall buildings; it's not on a human scale, feels suffocating and depressing. It may be paradise for greedy developers but those who care about the city hate it. Vancouver is surrounded by beautiful nature; let's not turn it ugly and unpleasant to live in by building a forest of tall buildings, the likes of the proposed 28-storey tower. The rental availability problem would not be solved with one building; a problem neglected for so long, will take many years to solve, but it should be achieved wisely, with buildings throughout the city, and without destroying the quality of life of existing successful neighborhoods. Thank you !	Inda J Cneac		s.22(1)	Fairview	No web attachments.
07/06/2020	14:29	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live in the neighbourhood and oppose the 28-storey rezoning proposed for 2538 Birch Street. While I am in favour of rental housing and densification in general, this rezoning will set a precedent for the Broadway corridor before the Broadway Area Plan is even complete. Zoning should follow planning, not the other way around. The Broadway extension gives Vancouver the opportunity to choose how it shapes a huge swath of this city. Let`s do this right. Let our communities and experts create the plan, and then build to suit it, not the other way around. It could be that 28 stories (or even higher) is the right height for the future of this neighbourhood. We just don`t know yet.	Shaena Furlong		s.22(1) Personal	Fairview	No web attachments.
07/06/2020	15:42	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	We don't have a city plan yet. We need one! This developement will set the wrong precedent for the whole Broadway Corridor. Please stop acting like it is a done deal, It isn't The money may be tempting but applications like this are going to ruin our city, Cllrs please do not vote to support this. We voted for change. We need to get it now.	Virginia Richards		s.22(1)	Unknown	No web attachments.

Public Hearing 2020-Jul-09 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway) (OPPOSED)

07/06/2020	15:43	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I am a Vancouver resident, specifically residing in Fairview Slopes. I have lived in this neighbourhood for 16 1/2 years. I am definitely opposed to the 28 story building proposal for 2538 Birch Street. I chose to live in this area because of the neighbourhood character created by low and mid rise buildings. I have no interest in living in a high rise area. A 28 story building does not fit in with the existing neighbourhood and would also cause excessive shadowing to many areas in the neighbourhood. Please reject this rezoning application. I am in support of the approved 16 story rezoning and the 153 rental units it will provide. Thank you, Pat Milliken	PATRICIA MILLIKEN	n/a	s.22(1) Personal and Confidential		Fairview	No web attachments.
07/06/2020	15:48	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	City council members I am writing to express my opposition to the proposed 28 story building at 2538 Birch Street. Here are my concerns: The building is out of character with Fairview Slopes and the Broadway corridor. This is a mid rise community with a long standing cap on building height to stop projects like this from being approved. Around 40% of the homes in this area are rentals. There are only 58 affordable units in this building but there are hundreds of people in the neighbourhood, many senior citizens currently paying reasonable monthly rents. Building like this perpetuate building trends that push up rental costs. This is gentrification not the creation of low income rental housing. There are no outdoor community spaces to support the residents of this building. The only parks are at least a 10 minute walk. Granville Loop is a small park and already busy from the buildings close by. Charleson Park is a much needed off leash dog park. There is not a lot of other open space along the seawall or on Granville Island. The city has major projects planed for False Creek that will already add many new residents. A play area on the roof of this building does not replace a park area with green area's. At that height it will be windy and cold in the winter and blistering hot in the summer not a place for children. This is a precedent setting project and is being pushed thru before the Broadway plan is complete. One of the major concern expressed at the Walkshops and City Lab event was restricting height of buildings. If this one is approved other developers will find it easier to get their projects approved. The future of the Broadway corridor need to be a well thought out plan that will benefit all the residents. Also I just registered to speak and found that are you a resident of Vancouver is 'Optional'. I don't know how that is even possible. The people in the living neighbourhood that will be effected by this building should be the ones of concern. I would expect you to require some proof of residency. I fully support the original approved design for the 16 story building. As a resident of Fairview Slopes I ask you to please vote NO on this revised submission for a 28 story building. Thank you Margeaux Nicholas s.22(1) Personal and Confidential	Margeaux Nicholas		s.22(1) Personal and Confidential		Fairview	No web attachments.

Public Hearing 2020-Jul-09 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway) (OPPOSED)

07/06/2020	16:04	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	<p>Mayor and Councillors, I am in opposition to the 28 story building proposed at 2538 Birch Street. I am a townhome owner at s.22(1) and am a member of the townhouse executive for s.22(1) Personal and .</p> <p>The character of this area is challenged already by taxes on Granville Street and High retailer turnover ( even before Coronavirus 19 ). Granting a permit to build 28 stories in this area would further challenge the integrity of this neighbourhood by creating a downtown shadow pattern; blocking views and sunlight. There has been emphasis and a great deal of government funding spent on creating a biking, walking, mid-density neighbourhood That has been carefully achieved by maintaining building height from 8- 16 stories dependent on its location. A move to grant 28 stories would run amiss of the goals for this area and not in the best interest of the public. A 28 story building is not in keeping with the character of the area. One building of that size would be a precursor to future development of the same magnitude. I agree with the comments listed below. 1. Compatibility: The proposed building would be incompatible with the adjoining neighbourhoods. All existing high-rise buildings are in the range of 10-15 storeys tall. At 28 storeys this proposal would completely dominate the area and change forever its character. 2. Shadowing: In this cool and rainy climate, daylight and sunlight are assets to be cherished. This proposal would cast shadows across Broadway, across the adjoining Fairview Slopes, and at times all the way down to False Creek. If you would like an illustration of the importance of sunlight, stroll along the Broadway sidewalks on a sunny Spring day. The north sidewalk, in almost full sun, is warm and full of pedestrians. The south sidewalk, fully shaded, is a cold and unpopular wind tunnel. This proposed rezoning would impose that effect on a much broader area. 3. The Planning Process: The City planning process and zoning schedules provide important guidance to the public about the intended form of the City?s future development. Every time you spot-zone a site like this, you violate that process and cast the City?s plans in doubt. This is particularly true on Broadway where the City has begun a major planning review, which would be totally knee-capped by this proposal. If people cannot depend on City zoning standards for consistency, then the standards are meaningless. The city should build responsibly and maintain the neighbourhood integrity and flavour. Thank you for your attention to this matter. Marla Kott s.22(1) Personal and</p>	Marla Kott		s.22(1) Personal	Fairview	No web attachments.
------------	-------	--	--------	--	------------	--	------------------	----------	---------------------

Public Hearing 2020-Jul-09 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway) (OPPOSED)

07/06/2020	16:09	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	<p>Dear Council Members, We are alarmed at the developers request to increase the height of this proposed building from 16 to 28 storeys. 16 storeys is still considerably higher than existing buildings along Broadway but 28 is more than double the height of existing buildings. We realise Council wishes to encourage developers to build more rental accomodation, which is in short supply across the city. However, surely this must be balanced against the impact of such a high building on an existing neighbourhood. Futhermore and, I think more importantly, approval for this buiding will inevitably set the stage for future buildings along the Broadway corridor. We realise that, with the new rapid transit along Broadway, it is inevitable that this will attract higher density buidings and we accept that but not if this means a wall of buildings of 28 stories and more. We live at the corner of s.22(1) Personal , in the Fairview district and, at the opposite corner, a developer is proposing a 40 storey building. If these super high buildings are being encouraged, the impact on the existing neighbourhood can only be negative. I'm sure Council is aware of the article by Frances Bula in the Saturday July 4th issue of the Globe and Mail, entitled "Could Ugly Broadway become a Great Street?". Ms Bula's source for this was apparently City engineers and planners. The ideas shown there are most encouraging and I'm sure would be well supported by neighbourhood and city wide residents but there is no indication of massive population density increases that 28 storey plus buildinge would have on such a future for Broadway. Please consider negative effects that shadows and densities from these buildings will have on the long term enjoyment and character of neighbourhoods in this area. We can support 16 storeys but cannot support the 28 storey proposal. Frank Lindsay</p> <p>Dorothy Lindsay</p>	Frank Lindsay		s.22(1) Personal	Fairview	No web attachments.
07/06/2020	16:44	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	<p>I oppose this stupid project. 28 stories on such a small parcel of land is a travesty. Will Broadway eventually be two rows of 28 story buildings? It is so sad to see Council and staff stagger from idea to idea with respect to building affordable housing. Make developers be part of the solution by no longer approving strata developments without a significant portion being affordable rental units. Go back to proper zoning and eliminate the discretionary zoning brought in by Vision Vancouver which is making a mess of this once beautiful city. Affordability is one of the most pressing issue facing the city- deal with it creatively and by minimising the so-called luxury segment of the housing market. The quantity of units built matches population growth but there is a mis-match between affordability and availability. We voted for change after 10 disastrous years of Vision Vancouver, but are still getting more of the same. Only two years to the election!</p>	Mr DOUGLAS JOHNSTONE		s.22(1) Personal and Confidential	Dunbar-Southlands	No web attachments.

Public Hearing 2020-Jul-09 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway) (OPPOSED)

07/06/2020	16:44	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I oppose this stupid project. 28 stories on such a small parcel of land is a travesty. Will Broadway eventually be two rows of 28 story buildings? It is so sad to see Council and staff stagger from idea to idea with respect to building affordable housing. Make developers be part of the solution by no longer approving strata developments without a significant portion being affordable rental units. Go back to proper zoning and eliminate the discretionary zoning brought in by Vision Vancouver which is making a mess of this once beautiful city. Affordability is one of the most pressing issue facing the city- deal with it creatively and by minimising the so-called luxury segment of the housing market. The quantity of units built matches population growth but there is a mis-match between affordability and availability. We voted for change after 10 disastrous years of Vision Vancouver, but are still getting more of the same. Only two years to the election!	Mr DOUGLAS JOHNSTONE		s.22(1) Personal and Confidential		Dunbar-Southlands	No web attachments.
07/06/2020	16:54	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	We live in the s.22(1) Personal and directly to the north of the proposed development. We support the initial 16-storey approved rezoning and the rental units it will provide in Fairview. Our townhouse community and neighbours are very concerned about the shadow this 28-storey building will impose across a significant area, particularly during the months when we already get the least light. Trying to 'shoehorn' a 28-storey last-minute redesign into a 16-storey building footprint will not be a positive addition to the area. Why has the applicant not had to provide a new View Impact Analysis for this change in the design? Given that the City is still creating the full Broadway Plan, the timing of this public hearing is inappropriate. It will set an unwelcome precedent, likely leading to a development 'rush' on the area as other developers follow suit. I find it interesting that the majority of supporters of this project do NOT live in the area, I thought the City wanted to work with local communities on what was best for that community. Why should those who don't live here get to dictate how our neighbourhood develops? We are supportive of increasing density but believe the City can do a better job than just continuing to put up more towers - the literature strongly shows a loss of livability for all community members when this is the chosen mode. Please reject this rezoning application and support the original 16-storey option. Thank you	KC Emerson & Eric Derbez		s.22(1) Personal and Confidential		Fairview	No web attachments.

To: Mayor and Council

cc. Gil Kelley, Manager of Planning, Urban Design, and Sustainability

Susan Haid, Deputy Director of Long-Range and Strategic Planning

Theresa O'Donnell, Deputy Director of Current Planning

Re: CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)

Agenda Item #1 for Public Hearing of July 9, 2020

**This proposed building would set a precedent for height and density in the Broadway Corridor. No precedent-setting application should be approved shortly before or concurrent with an active planning process.**

This is not the first time that the Planning Department has brought forward a specific application that would set a precedent for height and density in an area that is undergoing a planning process. Such blockbusting has been consistent practice over the past 20 years. To newly-elected councillors or newly-appointed staff, this application may look like an isolated instance. To long-term residents who follow planning proposals, this particular rezoning looks like one more deliberate instance. A listing at the end of this email provides ten case studies where City of Vancouver has brought forward similar precedent-setting applications.

In Norquay, a proposal for a 22-storey tower was approved for 2300 Kingsway on January 24, 2006. The kick-off event for the Norquay planning process took place on March 25, 2006. As members of the Norquay Working Group, we directly experienced how this sort of pre-approval influenced the planning process. One planner asked us if we didn't think that our neighbourhood would look rather strange if there was one 22-storey tower on Kingsway, with nothing else taller than the 6 to 8 storey buildings that residents favoured. Later in the process, a different planner called the 2300 Kingsway development "a mistake."

Preempting the planning process in this way makes it almost impossible for residents to trust the City of Vancouver, or to believe that planners act in good faith.



**We oppose your approving this CD-1 Amendment.** The 16-storey building that was approved in 2018 has neighbourhood support. The applicant should either build that project, or wait until the Broadway Corridor Plan is approved and then submit a new application.

Jeanette and Joseph Jones

### **How Major Rezoning Front Run Active Area Planning**

Rezoning Approved:	2003 Jun 24
Plan Approved:	2004 Jul 08
Storeys:	17
Specific Project:	King Edward Village – Kingsway at Knight
Area Plan:	Kingsway-Knight Neighbourhood Centre Rezoning
Rezoning Approved:	2006 Jan 24
Plan Approved:	2010 Nov 04
Storeys:	22
Specific Project:	2300 Kingsway – Kingsway at Nanaimo
Area Plan:	Norquay Village Neighbourhood Centre Plan
Rezoning Approved:	2011 Apr 11
Plan Approved:	2014 Jan 07
Storeys:	16
Specific Project:	Granville at 70th
Area Plan:	Marpole Community Plan
Rezoning Approved:	2011 Jul 19
Plan Approved:	2014 Jan 07
Storeys:	35
Specific Project:	Marine Gateway – Marine at Cambie
Area Plan:	Marpole Community Plan

Rezoning Approved: 2012 Jun 11  
Plan Approved: 2013 Nov 07  
Storeys: 22  
Specific Project: The Lauren — 1401 Comox St  
Area Plan: West End Community Plan

Rezoning Approved: 2012 Feb 27 (application 2010 Jul 26)  
Plan Approved: 2010 Nov 18  
Storeys: 21  
Specific Project: The Independent — Broadway at Kingsway  
Area Plan: Mount Pleasant Community Plan

Rezoning Approved: 2012 Oct 16  
Plan Approved: 2014 Mar 15  
Storeys: 12  
Specific Project: The Heatley — 955 East Hastings  
Area Plan: Downtown Eastside Local Area Plan

Rezoning Approved: 2014 Mar 14  
Plan Approved: 2018 May 01  
Storeys: 45  
Specific Project: Oakridge Centre  
Area Plan: Cambie Corridor Plan

Rezoning Approved: 2016 Dec 14 (application 2016 Jun 29)  
Plan Approved: 2016 Jun 28  
Storeys: 30  
Specific Project: The Joyce — 5050 Joyce St  
Area Plan: Joyce Station Precinct Plan

Rezoning Approved: 2018 Jun 19 — withdrawn (application  
2016 Jul 27)  
Plan Approved: 2016 Jul 28  
Storeys: 12  
Specific Project: Kettle Boffo Project  
Area Plan: Grandview-Woodland Community Plan

Rezoning Proposed: 2020 July 09  
Plan Underway:  
Storeys: 28  
Specific Project: 2538 Birch Street  
Area Plan: Broadway Corridor Plan  
Specific Project: 2538 Birch Street  
Area Plan: Broadway Corridor Plan

I wanted to write and **oppose the development at 2538 Birch Street**. I do not like increasing the original approved 16 floors to 28 floors in height.

### Building Height:

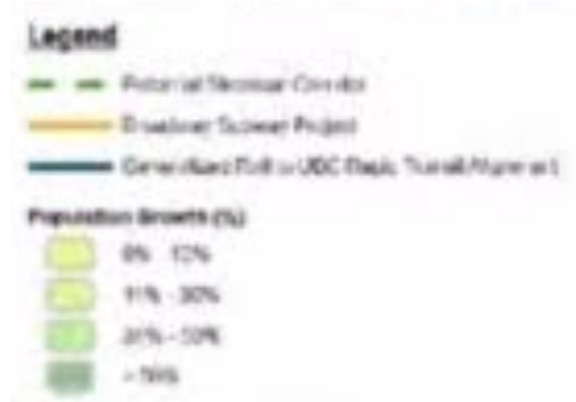
How can you allow a development that was approved at 16 floors suddenly increase density and apply for 28 floors? It would be appreciated if the timing of this approval could be explained to me as the City of Vancouver staff indicated that a freeze for developments was instituted during the Broadway Plan process.

The study and town hall that Kennedy Stewart conducted on housing clearly indicated that Vancouverites did not want tall building above 20 floors in their communities . . . (I will be interested to see how the mayor (and council) vote on this topic given the importance of responding to clear public input).

### Increased Density:

A clear message of the Broadway Planning process was a request to share increased density across the entire city. I encourage you to look at the map. I apologize for the poor quality but this is the best that I could copy – It shows increases of density between 31-50% in lime green (the location of 28<sup>th</sup> floors). The dark green block indicates an increase in density above 50% focused solely on one small area. Although this is a map from Translink regional growth strategy, City staff must have been in discussion with Translink to determine the growth percentages . . . How is this representative of distributing density equally across the City of Vancouver?





Currently Developments between Birch and Burrard – north of West 10<sup>th</sup> are:

- Birch - 28 Floor: 1 building
- Fir at West 7<sup>th</sup> (Solterra): 1 building
- West 7<sup>th</sup> between Granville and Hemlock: 1 building
- Granville at West 7<sup>th</sup> (Aoyan): 1 building
- West 6<sup>th</sup> between Granville and Fir: 1 building
- Triange at West 2<sup>nd</sup> at Fir: 2 buildings
- Squamish Land: 11 buildings
- Burrard at West 4<sup>th</sup> Commercial (Dilawri Auto): 1 building
- Granville at West Broadway Commercial: 1 building

Developments still to be approved/in discussion:

- Option Lands (CP Sale): 6 buildings
- Molson Land Commercial: buildings to be determined
- 41 story wood building: West 7<sup>th</sup>/8<sup>th</sup> at Pine: 1 building

### **Shadow Study:**

The City of Vancouver looks at the shadow of each individual development proposal. I encourage you to look at impact of shadows within the neighbourhood not just one building at a time. A true look at a neighbourhood incorporates the shadows of all buildings – existing buildings and construction currently in progress as well as buildings that you are about to approve. The Park Board has already indicated a concern about shadows within neighbourhoods. Shadows within the community will extend north beyond the seawall, and the Arbutus Greenway and Granville Island will also be impacted by shadows.

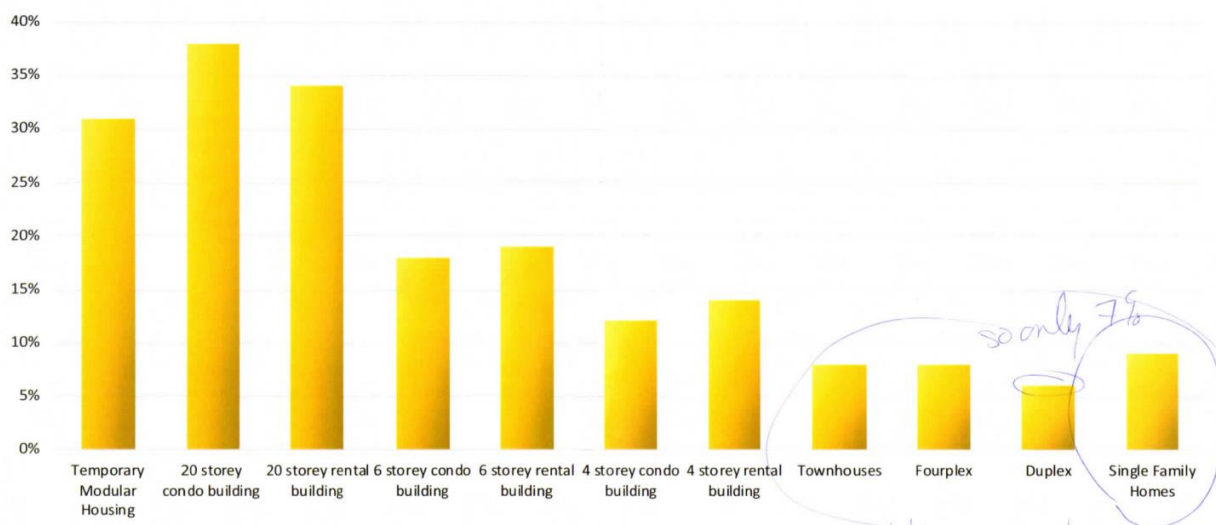
### **Engagement:**

Council has been very clear that engagement with 'local' neighbourhoods is an important part of a fair process.

- As mentioned above, the mayor's survey participants clearly rejected buildings above 20 floors in their neighbourhoods.

## Polling on key housing issues

From this list of different types of buildings, please indicate any you would not like to have in your immediate neighbourhood.



- I attended the mayor's workshop on Housing where many attendees were not even from Vancouver. In fact, some were from Burnaby and mentioned that the mayor asked them to attend. How is this a fair process?
- If you are looking for meaningful feedback from the neighbourhood, then only include feedback from the immediate community. Attendees should be asked to show identification such as a driver's license indicating their address as a postal code is easily faked. The staff at the City should also demonstrate changes/modifications that they have made arising from comments from the neighbourhood engagement process. I encourage you to ask for transparency so that this can be highlighted at the public hearings. Feedback from people outside the city and community is not realistic nor meaningful neighbourhood feedback.

**Please don't approve rezoning of 2538 Birch Street higher than 16 floors.** There is plenty of capacity within other areas of Vancouver to share the density growth at moderate height such as 6 floors.

Thank you,

Kevin Inouye



# Could 'Ugly Broadway' become a Great Street?

One of Vancouver's key east-west arteries is poised for renewal as preliminary work begins on SkyTrain extension

FRANCES BULA VANCOUVER

There is a short section on the western end of Broadway that feels like the high street of a pleasant village – trees, a stretch of small local shops with canopies, a few sidewalk tables, interesting paving blocks at the intersections and drivers who suddenly slow to a meander.

But the rest of one of Vancouver's most important east-west arteries is simply ugly.

Large, characterless buildings. Some office towers and some big boxes. Six wide lanes of traffic. Minimal greenery. Double-sized diesel-spewing buses carting full loads of passengers from one end to the other, roaring along the curb lanes.

No wonder, says local public space expert Sandy James. The street was designed that way – as a car, bus and truck corridor, with some temporary parking for limited hours.

And it's been kept that way for decades because the city and region needed to have that road space available in case it was decided that light rail might be put down the middle of the street, Ms. James said.

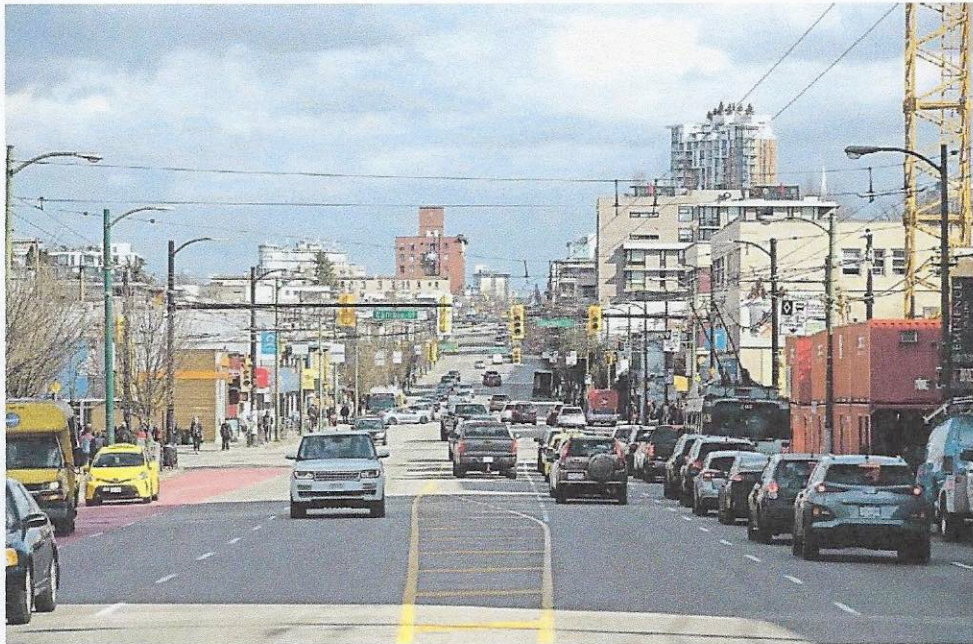
But the decision was made two years ago to build a SkyTrain extension along Broadway and to go underground, instead of a street-level light rail system. The preliminary work has now started. In late June, as part of that process, trolley buses were removed from the street and replaced with the diesel models, which don't need to be attached to the overhead wires.

That activity has many optimistic locals hoping the long blocks of featureless Broadway, from Fraser Street in the east to Macdonald Street in the west, can be transformed into an urban-street swan in the future.

City engineers and planners were certainly talking about it, just before the COVID-19 pandemic temporarily altered street life in every city.

"It's definitely our goal that it will be a street that people will love," said Lon LaClaire, the head of Vancouver's engineering department. "Yes, Ugly Broadway becomes beautiful." Even, he says, a Great Street – the term planners use for the movement to create streets that become people magnets.

Both Mr. LaClaire and the city's manager of transportation



Vehicles idle in traffic on West Broadway at Cambie Street in Vancouver in March. The impending construction of an underground SkyTrain extension along Broadway has city officials and residents talking about exciting new possibilities for the corridor. DARRYL DYCK/THE GLOBE AND MAIL

planning, Dale Bracewell, are quick to talk about some startling ideas for Broadway.

Dedicated bus lanes: gone. No need for rapid-bus priority once the subway is there. "In the future scenario, all 99-B riders disappear," Mr. LaClaire says.

A new design would also give Broadway, which has a lot of generic medical and office buildings, more character – different types of character in different parts of it.

New parking rules would allow cars, which can help form a protective barrier between traffic and a sidewalk, to stay longer. Ironically, in the meantime, there are plans to remove even more parking on the street in order to move buses faster, something that has local businesses alarmed.

There would be more trees, planters and wider sidewalks.

That widening is likely to get a big boost from the "living through the pandemic" dynamic – residents of many areas have complained about narrow sidewalks as they have tried to keep their distance from other walkers or lined up on the roadway for groceries, alcohol and drug stores.

Finally, the key and likely to be controversial element that inevitably arises from all those measures: less road space.

One of the characteristics that

makes the small Kitsilano section of Broadway so attractive is the narrowing of the street in the neighbourhood. Broadway still has six lanes, but it is just 17 metres wide, whereas much of the rest of it is 23 metres wide.

Mr. Bracewell is enthusiastic about the idea of narrowing other segments, although he said in a Twitter message that it will take a conversation.

"Need lots of public engagement on values of reallocation of that space & need to respect its still part of the Major Road Network and a truck and local bus route," he wrote.

The conversation was due to start in April. But there's no sense yet when regular programming in city departments will resume.

When it does, some of the most enthusiastic supporters of reimagining Broadway are likely to be groups of small businesses on streets that cross Broadway where the subway is going: Main, Cambie and Granville.

Directors of the business associations in the area have already had some informal meetings with city planners, though not with the province, which is in charge of construction.

Their primary concern is that, whatever changes arrive, they make the neighbourhoods better and don't tear the heart out of them in one way or another, the way the Canada Line of the Sky-

Train system did along Cambie when it was built before the 2010 Winter Olympics.

"If our businesses around that area are surviving on pedestrian traffic and that goes underground, that changes everything," said Rania Hatz, the director of the Cambie Village Business Association. There needs to be a plan for helping them survive the change.

Dumping a transit-station box with generic chain stores in it isn't what they want either.

"There's a Mount Pleasant look that you want to retain," said Neil Wyles, from the business association representing that neighbourhood. "If it all ends up being glass and concrete and some unique businesses move away and don't come back, that's not what we want."

He and his fellow business-association directors are hoping the whole exercise will mean their cross streets improve.

"The Broadway plan is going to have a really big impact on the viability of our neighbourhood," says Ivy Haisell, who represents South Granville businesses. Changing Broadway, she said, will be the spur to create more of a village shopping street feel for Granville in the blocks near where it crosses.

That desire for less of a car thoroughfare, more of a street with wider sidewalks and a better

atmosphere for the streets' walkers, shoppers and restaurant patrons, is constant.

"We want something that's more pedestrian-friendly, flowing easily into Broadway," Ms. Hatz said.

If the city makes all these changes a reality, it could mean a big difference to those businesses. As Ms. James notes, all kinds of research demonstrates that shoppers hang around more in attractive areas.

In a study two years ago, London's transit agency found there was an explosion in street use when sidewalks become attractive, instead of just narrow cowpaths alongside truck, bus and car traffic.

Retail vacancies went down by 17 per cent and time spent on commercial streets increased by 216 per cent, because people walked around, did more shopping, went to local cafés and just hung out on benches.

Broadway could be an ideal place to see a boom like that, says Ms. James, because it has no parks nearby.

If the street became a great place to hang out – with wide sidewalks, benches, trees, plants and café tables – it could be like a park that cuts through the city. Not a highway any more, as it is now.

Special to The Globe and Mail



## Dragnea, Irina

---

**From:** Michael Geller s.22(1) Personal and Confidential  
**Sent:** Monday, July 06, 2020 9:47 AM  
**To:** Public Hearing; Bligh, Rebecca; Boyle, Christine; Carr, Adriane; De Genova, Melissa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael; Dominato, Lisa; Stewart, Kennedy; Fairview/South Granville Action Committee  
**Subject:** July 9, 2020, CD-1 Amendment: 2538 Birch Street  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

While for many decades I was often the proponent for higher density residential rezonings, in recent years I have become increasingly concerned about some very tall, and very high density buildings being approved in Vancouver. I label this DENSITY IN THE NAME OF AFFORDABILITY AND SUSTAINABILITY.

On a few occasions I have written about this phenomenon <https://www.vancourier.com/opinion/when-is-big-too-big-when-it-comes-to-towers-1.21528494> [vancourier.com] and here <https://www.vancourier.com/opinion/bigger-isn-t-always-better-when-it-comes-to-rental-housing-in-vancouver-1.23542546> [vancourier.com].

Last week, Vancouver approved another 24 FSR building in the West End next to the building referenced in the first article. I predict that when both are completed, there will be far more concern than that expressed at the Public Hearing.

Many people chide me for my concerns and wonder out loud if I would have opposed the Sylvia Hotel when it was first approved, since it was out of context. They add "look at it now".

It's a fair comment, but I would add that as a member of Vancouver's Development Permit Board Advisory Panel I did support the creative residential tower designed by Richard Henriquez next door which, I might add, was extremely controversial at the time. (I would add that the density of these buildings is a fraction of what is being proposed for West Broadway.)



[1.bp.blogspot.com]

Having said that, it's a shame more people didn't oppose the massive Ocean Towers highrise that was built next door in 1960. Fortunately, the zoning was subsequently changed in the 1970s to prevent more buildings like this.

There is no doubt that we need to allow higher densities to achieve greater affordability. But when is big too big?

Some will argue that FSR is just a number. It's meaningless. I disagree. It is a measure of a building's scale and can be used to assess the bulk, relative to its surroundings.. While some argue one building will not destroy the neighbourhood, especially since West Broadway is not a particularly beautiful street, a row of similar scale buildings might. That's why I would like to see an overall study completed for the Broadway corridor before allowing anymore dramatic FSR and height increases.

As a former president of the Urban Development Institute and developer myself, I am often uncomfortable criticizing the proposals from other developers and architects. But in this particular case, I feel I must speak out. The last rezoning proposal for this site was for more than two times the current FSR allowed for this site. At 16 storeys and 7+ FSR I don't have a problem with it. But what is now being requested is wrong from an urban design and planning perspective. I therefore hope this time Vancouver City Council rejects the application. The additional 'moderate income rental units' are not worth the price.

Michael Geller Architect AIBC, FCIP, RPP, MLAI

s.22(1) Personal and  
Confidential

A large rectangular grey box redacting the main body of the email. Below it, four smaller horizontal grey bars of varying lengths also redact specific lines of text.

This email is intended for the addressee only and is confidential. If this message has been misdirected please respect our privacy by deleting the email without copying or forwarding it and contact this writer. Thank you.