

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
07/06/2020	17:09	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I highly recommend reading this recent post. This is much more than the typical rant? re new development. It is a well considered view of someone with considerable background and I think that you will find it interesting. Michael Geller's Blog: Why I oppose latest 28 storey 10.52 FSR proposal for Broadway http://gellersworldtravel.blogspot.com/2020/07/why-i-oppose-latest-28-storey-1052-fsr.html	John Geddes		s.22(1) Personal and Confidential	Kitsilano	No web attachments.
07/06/2020	17:24	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Dear City Clerk, Re: July 9, 2020 Public Hearing, CD-1 Amendment: 2538 Birch St. I am writing to submit a petition containing 686 signatories who oppose the rezoning of 2538 Birch Street to accommodate a 28-storey building (Please find a PDF without comments, and an Excel spreadsheet with full data attached). The petition can be found here: https://www.thepetitionsite.com/429/246/117/south-granville-stands-for-building-height-restriction/?z00m=31096243&redirectID=2781372558 [thepetitionsite.com] Please confirm that you have received this petition, and ensure that these signatories are shown with oppose counter on the July 9, 2020 Council agenda webpage, and entered into the public record. Thank you for your assistance. Respectfully, Sean Nardi	SEAN NARDI		s.22(1) Personal and Confidential	Unknown	APPENDIX A
07/06/2020	17:25	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I have lived in the Fairview neighbourhood of Vancouver for 12 years, where my partner and I own our home. I oppose the 28-storey rezoning proposed at 2538 Birch Street, but I support the approved 16-storey rezoning and the 153 rental units that it will provide. There are compelling reasons explaining why the 28-storey rezoning should not be approved. For example: 1) Since the Broadway Plan is currently in progress, the approval of the 28-storey building at this time takes a "cart-before-the-horse" approach. The potential approval of a 28-storey building along the Broadway corridor at this time causes citizens like myself to question why we were even invited to be part of the public consultation process for the Broadway Plan. It appears to be a complete disregard and lack of appreciation for citizens' feedback during public consultation. 2) Citizens that live in the neighbourhoods near 2538 Birch Street are opposed to the 28-storey building, as clearly evidenced in the Broadway Plan Walkshops and meetings I attended. The approval of this 28-storey building would set a precedent for density and building height that are completely out of character with the existing density and building height. This would open the door for more skyscrapers to be built right in these exact neighbourhoods where residents are voicing their opposition to such types of zonings. As mentioned above, setting a precedent with this 28-storey building will damage the Broadway Plan process, and will call into question the integrity of the City's public consultation process for the Broadway corridor. 3) This 28-storey building and the precedent it sets for more skyscrapers will forever change the neighbourhood, making it like a Downtown neighbourhood. Residents of the area chose to live in the moderate-density character that it provides; residents did not choose to live in a Downtown type of neighbourhood. While I support increased density, along with rentals and affordable housing, these goals can be accomplished without ruining the character and livability of the neighbourhood. In fact, the zoning of the 16-storey building is a wonderful way to accomplish these goals of density and affordability. 4) The appropriate infrastructure is not in place to support a 28-storey development. Families with children that move into the 28-storey building would see their children attend Emily Carr Elementary for their catchment school. This school is approximately 2 kilometers away, which is beyond the distance of only 0.8 kilometers, as described in the "High Density Housing for Families with Children Guidelines" (found on the City of Vancouver website) in regards to the site selection and project planning for family housing developments. (A closer school, L'Ecole Bilingue Elementary, is not an appropriate school for many families as it is a single-track French Immersion school.) In conclusion, the 28-storey building should not be approved. Please reject this rezoning application.	Ian Poole		s.22(1) Personal and Confidential	Fairview	No web attachments.

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07/06/2020	17:27	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	As an owner/resident in Fairview for the past 27 years. I am strongly opposed to the density this 28 floor building will create in my neighbourhood. I live on s.22(1) Personal	Don Chisholm		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/06/2020	18:31	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	As a renter in Fairview, I oppose the 28 floor rezoning proposed at 2538 Birch Street. The building is not in keeping with the surrounding neighborhood or even with the buildings along the entirety of Broadway. I have made a conscious decision not to live downtown; I worry that this building could be a gateway to a "downtown" like expansion in my neighborhood. I am opposed to the idea that concessions should be made for a development in one of Canada's most expensive cities. The need for more affordable rental housing in Vancouver is understood and agreed on by all, however one must simply drive through the city with open eyes to realize that this is a developer's market. I am curious what the drive is to push through this 28 story development? We allow 4 story, single apartment per floor luxury buildings, like the SOTA development which is a mere 450m away at 14th and Birch. If the name of the game is population density and affordability, I struggle to rationalize how these radically different uses of our valuable multi-family zoned land can be compatible with each other. Bending to the will of the first development feels like an invitation for future deviations and demands for exceptions. Thank you, Tristan Dyke	Tristan Dyke		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/06/2020	18:56	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	A 28 storey building at Birch and Broadway is too high for this neighbourhood. It would reach far higher than any other building along this corridor between Granville & Cambie. This is a residential neighbourhood with mostly lower rise buildings, and we don't need to create another False Creek North. This building should be zoned to similar height as other newer buildings in the neighbourhood, such as recent structure at SE Oak & Broadway.	Ms Carol Schneider		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/06/2020	20:21	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	"I live in Vancouver and I oppose the 28-story rezoning proposed for 2538 Birch Street."	timothy watterson	Vancouver citizen	s.22(1) Personal	Dunbar-Southlands	No web attachments.
07/06/2020	21:46	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Vancouver Council appears to be addicted to high rise construction, to the detriment of the soul of the city. A reconsideration, recognising the importance of light, and a sense of belonging and harmonious space is urgently required. Please greatly modify this proposal. It has no architectural or social merit as planned. Sincerely Elspeth McVeigh	Ms ELSPETH MCVEIGH		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/06/2020	22:42	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	As a nearby resident of the proposed 28-storey project, I urge the City of Vancouver to oppose this project. I am a big supporter of more rental housing, but this proposal has two key problems: 1. A building this tall should address commercial office space. I have tried to have a direct discussion on this with the developer albeit unsuccessfully. 2. Street-level retail does not seem to fit with the Broadway Corridor vision and the facade is quite aged. I have submitted suggestions to the architect drawing from some of the most successful communities around the world. I invite the developer to try and engage more directly with its neighbours and their feedback. It's very important we create more commercial space so that Vancouver's economy has a future. This building does not have any such space. It would be in the best interests of all parties for the city to reject the current design, and encourage the developer to digest the feedback from nearby residents. I personally attempted to communicate the developer but my inquiries were ignored - I believe there is a positive future for this site but the current iteration is not the answer.	Mr Justin Long		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/06/2020	22:51	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	This scale of building is out of character for the neighbourhood, and will overburden existing infrastructure. This is against all the decades of work to keep Vancouver a 'liveable' city.	No Name No Name (ps)		s.22(1) Personal and Confidential	Kitsilano	No web attachments.

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07/07/2020	08:26	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Subject: July 9th, 2020: CD-1 Amendment: 2538 Birch Street Greetings I live in Fairview Slopes (101-995 West 7th Ave - Vancouver) and I oppose the 28-storey rezoning proposed for 2538 Birch Street. 16 stories is acceptable. In my opinion this is beyond what is a reasonable fit for our neighborhood. Respectfully, Mark Emery Resident since 1993	Mark Emery		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/07/2020	08:28	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	? Regarding ?July 9, 2020, CD-1 Amendment 2538 Birch Street" Dear Vancouver City Council. My name is Dr. Paul Molund, and I live 2.5 blocks away from the proposed 28-storey rezoning application at 2538 Birch Avenue. I strongly oppose the rezoning of the building to allow 28 stories, but do support the approved 16 storey rezoning that was originally proposed, and would like to limit the development of this property to the original 16 stories. I do not see the benefit of the rezoning application to 28 stories to the people and community that live in the area, nor do I see the need to increase the number of people living in the proposed 28 stories, exposing them to critical health-risk factors by living on a busy corridor such as Broadway. There is well documented scientific evidence that people living on busy streets such as Broadway face a significantly greater risk (greater than 30% increase) of dying from cancer, heart disease and strokes from the increased exposure to noise and pollution. People living on busy corridors such as Broadway rarely reach the state of deep sleep, and are exposed to significant airborne pollutants, causing a variety of serious health issues and death. There are a number of factors in this rezoning proposal that are very disturbing to me on the process, as it has unfolded, not the least of which is that this meeting is going ahead as a mostly virtual meeting with limited attendance in person. Without the ability for the public to attend on mass, for such an important matter, that will impact the future of development along the Broadway corridor if it is accepted. I believe that this virtual meeting impacts my democratic rights to fair input from the community, to voice our community's concerns in person. I attended the initial meeting set up by the developers at Hemlock and 12th Avenue in Vancouver, to introduce their rezoning application to the community. The developers had seeded the event with many people in attendance that do not live in Vancouver, and were there solely to try to convince the community on what a good idea this proposal would be. I found the level of integrity and deception of the developer to be questionable. For these reasons, I strongly oppose this proposal to amend the CD-1 Zoning and expand this building to 28 stories. Sincerely Dr. Paul Molund s.22(1)	Dr. Paul Molund		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/07/2020	08:29	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Dear Mayor Stewart and Council, I have been a resident of Vancouver my entire life and currently live in the Fairview neighborhood. I have become increasingly concerned about the direction the city is taking in supporting the development and potential development of multi-storey buildings. I am strongly opposed to the 28 storey rezoning proposed for 2538 Birch Street. I do support the approved rezoned sixteen storey rental building. Sixteen stories will provide additional needed rental accommodation, is in keeping with the character of the neighborhood and should be the absolute maximum allowed for this structure. Your serious consideration of these concerns is appreciated. Anna Giordano	Anna Giordano		s.22(1) Personal and Confidential	Unknown	No web attachments.

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07/07/2020	08:31	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Dear Mayor Stewart and Councillors: I am writing to oppose the 28-storey tower development at Birch and Broadway. Please do not approve this project with the extra height the developer seeks. As I understand it, the neighbouring community is fine with 16-storey building in their midst, but 28 storeys with a large FSR has no place in their community, and they have told this to council time and time again. It is extremely important that council listen to, and develop plans with the community. Development in Vancouver has been out of control since the days of former mayor Gregor Robertson and I wonder, will there be enough people to fill these towers? If we are not building for local citizens, I would suggest that a tower of this size would be open to developers and real estate investment trusts who are switching their sites from condos to rental buildings in these uncertain times.	Ms EVELYN JACOB		s.22(1) Personal and Confidential	Kitsilano	No web attachments.
07/07/2020	08:33	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	Margeaux Nicholas		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/07/2020	08:34	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Hello, I live in the Fairview neighborhood in Vancouver and I strongly oppose the 28-storey rezoning proposed for 2538 Birch Street. Karen March	Karen March		s.22(1) Personal and Confidential	Fairview	No web attachments.

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07/07/2020	08:35	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Dear Mayor and Council I strongly oppose this motion to rezone 2538 Birch for the second time. Twenty-eight storeys is way out of scale for the area. The project met strong community support for and increase to sixteen storeys and this was approved. The Broadway Corridor Plan specifically aimed to stop speculation in the area. The Vancouver city-wide plan appears to be sidelined while many re-zonings continue. This project sets precedence for a commercial build that yields very little affordable housing and mostly market rentals. Council should not continually reconsider spot re-zonings that are clearly outside formal planning processes and that do not deliver significant proportions of low to median income units. Please reject this rezoning. Sincerely, Madeline Cheng Vancouver resident	M. Cheng		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/07/2020	09:38	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I am a neighbor in the area of 2538 Birch and in strong opposition to this rezoning proposal.	ANNIE CONNOLLY		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/07/2020	10:05	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live in the area and Do Not want 28 storey buildings or towers. They are too high. What about water and sewage for all these extra people? We have water restrictions now because of shortages in the summer.	Karen Tan	strata VAS2808	s.22(1) Personal and Confidential	Kitsilano	No web attachments.
07/07/2020	11:00	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Hello My wife and I have lived most of our lives in Greater Vancouver. My wife was born at VGH, a few blocks from where we live. My grandparents home still stands on Marine Drive overlooking Lacarno Beach. Both of daughters live within walking distance of our home in Fairview. We love Vancouver. We have seen Vancouver grow and change. I worked at Expo 86, we supported the Olympics. We had been all over the world? many times. Vancouver is one of the best cities in the world and our favourite by far! We could not always afford to live here. We moved to the suburbs for 30 years. I commuted. We have tried to voice both our support and concern about possible changes. We supported the idea of replacing Denny?s with a 16 story building. More homes are needed. No disagreement there. When the process of consulting with Vancouver residents about changing the approved 16 story building to a 28 story building I was reluctant to get involved as I feared exclusion and disappointment. I asked staff at the first City sponsored open house if our input would actually be heard. I was assured it would be. My predictions have come true. Residents of Vancouver and specifically the area affected by this plan to rezone, in support of 28 floors verses 16, have a right to feel we had no input. City Hall and Vancouver City Council appears to be determined to push through 28 floors. No obstacle is too large. Local resident opinions do not matter. Skyline does not matter (Vancouver House demonstrates this). View corridors become secondary issues. Livability. Neighbourhood character. I wonder why you even have a public process? The decision is already made - long before this process started. On June 9th, 2020, please OPPOSE the referral of the Report for 2538 Birch Street, and direct City Staff to stop advancing contentious rezoning's until the technology is vastly improved, or until we can convene again, in person. (at least we can HOPE our voices can be heard) I urge you to? scrap the rezoning plan for 28 floors and return to the already approved 16 floor plan. Thank you for reading this and considering our opinion, Sharon & William van Dijk Proud Vancouverites	Jim van Dijk		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/07/2020	11:01	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Dear Recipients > > I am opposed to the height of this development. > In a city often starved of sunlight a 28 story building on the south side of a street will cast a huge shadow. > The article in the Saturday edition of the Globe and Mail, July 4th , page A6 was headed with the words "Could 'Ugly Broadway' become a great Street?" > Possibly, but not by having new buildings of extreme and incompatible heights. > Please reject the amendment for 2538 Birch Street. > > Penny Perry > s.22(1) Personal and Confidential > Vancouver	Penny Perry		s.22(1) Personal and Confidential	Unknown	No web attachments.

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07/07/2020	11:24	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live in nearby and oppose the 28-storey rezoning proposed for 2538 Birch Street, because it is the wrong scale and height for this area. The proposed building would dwarf all of the other buildings in the surrounding 4 blocks by a factor of 7 to 10 times, and would set effectively begin what would inevitably result in a Yaletown style encroachment of skyscrapers that would have a negative impact on the livability of all in the neighbourhood. I am not against densification, and understand that the new Broadway subway extension will bring new activity to the area, but a building of half the number of floors would already satisfy the densification goals of the area without disrupting the local zoning to the degree that the current proposal would.	David Drucker		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/07/2020	11:54	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live in the neighbourhood and am strongly opposed to the 28 storey rezoning proposal for 2538 Birch Street for numerous reasons. Please, have we not learned anything through the past few months of the pandemic...we want and need friendly human scale development fostering healthy neighbourhoods and enhancing a sense of community. 28 storey buildings looming over what are well established and attractive neighbourhoods enhance neither the lives of the residents of the adjacent neighbourhood, the sense of community or the appearance of the streetscape. This is not what we want for our future.	No Name No Name (ps)		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/07/2020	12:03	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	We have a lovely neighbourhood and are concerned with how large scale developments like this will negatively impact our community in the future.	Frank Lee		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/07/2020	12:35	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	(See letter attached)	SEAN NARDI		s.22(1) Personal and Confidential	Fairview	APPENDIX B
07/07/2020	12:40	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	see attached file	MARGARET ROBINSON		s.22(1) Personal and Confidential	Fairview	APPENDIX C
07/07/2020	12:45	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I wish to express opposition to the proposed modified plan to extend the height of this building from the approved 16 stories to 28. ? It sets a precedent for buildings which are out of scale and proportion, elsewhere. ? It is being considered before the Broadway Plan is implemented and is the kind of development which would not qualify. ? There are no parks or public schools in the area making it unattractive and unsafe for families ? The lack of residential parking on what will be a busy skytrain corridor is short-sighted. ? This has an appearance of opportunism on the part of the developer with disadvantages to the city. Greater density with no benefit ? The process reflects badly on City Council and the Planning Department	WINIFRED NOWELL		s.22(1) Personal and Confidential	Dunbar-Southlands	No web attachments.
07/07/2020	13:42	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I agree with the positions of Jeanette Jones and Michael Geller.COV needs to start building for needs(linked to census) not developers.	s. 22(1) Personal and Confidential		s.22(1) Personal and Confidential	West Point Grey	No web attachments.
07/07/2020	13:44	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I am against the increase in FSR and increase of the building height as they are in excess of the current standard for Broadway. The fact that the developer is contributing certain amenities does not warrant such a huge increase in the current zoning. There has been a public outcry against this building and many professions also question the City approach in dealing with this site. I thought this matter had been handled some time ago. One can only hope that it will be defeated this time.	Valerie Pierson	None	s.22(1) Personal and Confidential	Fairview	No web attachments.
07/07/2020	14:40	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Staff and Council continue the Vision, top-down government which disregards neighbourhood character, and public concerns -- and favours, always, the developer. There is something very wrong with our City and the way it conducts business. No one is happy (except for developers), the city is increasingly unaffordable (despite developers arguments that density creates affordability). Alison Bealys.22(1) Personal and Confidential	Alison Bealy		s.22(1) Personal and Confidential	Dunbar-Southlands	No web attachments.

s.22(1) Personal and Confidential

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07/07/2020	14:47	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	To whom it may concern. I am a Vancouver resident and live on the s.22(1) and extremely oppose the 28-storey rezoning proposal for 2538 Birch Street especially since the crowds can not come to oppose this due to the current pandemic. How can the City proceed on a project like this that will affect the Broadway corridor for years to come. being. The City has not approved the Broadway Plan and it keeps on getting delayed. The building is totally out of scale with the neighbours and lacks any design sense whatsoever and will be an eyesore to the Broadway area. Yours truly, Barry Krause s.22(1) Personal and Confidential Vancouver, BC	Barry Krause		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/07/2020	14:50	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live at Birch and 12th and there is already so much traffic. The idea of putting in a 28-floor tower at Broadway and have an increase in that traffic throughout the build and then the tenants is ridiculous. I have called and complained to the city three times already in regards to the accidents that have taken place around here and how I do not feel safe as a pedestrian. I also worry that as a renter, the precedence that would be set by a tower like this would lead to an eviction. The owners of my building already do not maintain it very well and I'm sure are waiting for the opportunity to tear it down and rebuild for double the rent. Vancouver is already such an expensive place to be that it could price me out.	Shayna Goldberg		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/07/2020	14:51	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	See attached letter	James Pammenter		s.22(1) Personal and Confidential	Fairview	APPENDIX D
07/07/2020	15:05	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	See attachment.	SEAN NARDI		s.22(1) Personal and Confidential	Unknown	APPENDIX E
07/07/2020	15:08	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Please see attachment	James Pammenter	Mr.	s.22(1) Personal and Confidential	Fairview	APPENDIX F
07/07/2020	15:17	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	This very tall building does NOT fit in the neighborhood and we need to use the buildings we have many storefronts now and more in the future that will be vacant due to constraints because the COVID situation.	Cynthia Becker		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/07/2020	15:57	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	This proposed building is FAR too tall for this neighbourhood, and if allowed will no doubt be the catalyst for allowing more of the same. Reduce the height!!!	Hilary Johnston		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/07/2020	16:01	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	This proposed building is way to high! It will assist in destroying the character of the neighbourhood. I understand there's an alternative proposal to have it be 16 stories, still enormous but at least more reasonable.	Janis Halliday		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/07/2020	16:34	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I am opposed to this rezoning. I am opposed to buidling 28 stories .	Mr JEFFREY BROOKS		s.22(1) Personal and Confidential	Kitsilano	No web attachments.

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

07/07/2020	16:53	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	<p>Greetings Your Worship Mayor Kennedy, Honourable City Councillors and Planners</p> <p>We have come a long ways from the sawmills on False Creek to the City we are today. The Fairview Slopes with its mixed housing concepts established a world standard for '70's. We have different opinions of what has made our City special. Perhaps we have agreement on these features: the mountain ranges, the ocean waters that surround Vancouver, False Creek, our beaches, Stanley Park, our playgrounds, Gastown, the seawall, Queen Elizabeth Park, Granville Island. a few iconic buildings like the Hotel Vancouver, the Art Gallery, the Court House, City Hall and the Marine Building. My mother moved from Saskatchewan to Vancouver in the '40's. Throughout her whole life, she always said that she loved Vancouver. Her name was Babs Cohen. I support the need for more affordable rental homes. In fact I spoke to Mr. Pappajohn when his company had the open house for the 16 story rental residence. Mr. Pappajohn, I said, your building will be higher than any other residential building north of 41st to False Creek and west of Quebec Street to UBC. I was not impressed with the box-like structure with its small windows. But I supported his company building rental units. Now my perspective. Outside of Oakridge which will be a cluster of highrises, most of the new residences are 4-6 to 8 stories. From False Creek south, look at Oak Street, Granville Street, Cambie Street, Olympic Village, 25th Avenue, and Broadway. Allowing 28 stories as part of the Broadway rapid transit corridor will: 1. open the flood-gates for many more highrises along and proximate to Broadway 2. will not begin to meet the City's target for affordable and subsidized rental housing units without a massive building of highrises 3. will have adverse consequences for traffic and parking congestion in the Fairview & South Granville neighbourhoods 4. will block out the mountain views of residents south of Broadway (see point 1) 5. through the waiving of DCC's and granting developer benefits will cost us, the public a lot of our money and City revenue. We elected you to govern, but we did not elect you to govern absolutely. There are more effective financial incentives to build rental housing. The three levels of government together with the construction industry must develop a sustainable financial model that will address the needs of the rental housing market. Patience is required now more than ever to get our City's development more livable. Please say no thank you to the Pappajohn rezoning request for 28 stories; say thank you for the 16 stories but no more. Respectfully Gary Cohen</p> <p>s.22(1) Personal and Confidential</p> <p>Vancouver</p>	No Name No Name (ps)		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/07/2020	16:56	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	See attached Email	Veronika Sans		s.22(1) Personal and Confidential	Fairview	APPENDIX G
07/07/2020	17:10	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	<p>I live on s.22(1) Personal and Confidential, it will affect my neighbourhood directly. We already have the most density at the foot of the Granville Bridge, which obscures the view from Alder street when I go walking. To have another high rise so much closer will destroy the views in our neighbourhood</p>	Maryam Murat-Khan	Individual	s.22(1) Personal and Confidential	Fairview	No web attachments.
07/07/2020	17:13	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I am strongly opposed to this development. This area cannot support this density.	John Macintyre		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/07/2020	17:21	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.	José R. Pereira Wilken Bicudo		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/07/2020	17:22	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	<p>The City is doing this because they are broke; because they want the tax revenue; because they have to make secret deals with developers; and because of ill planning. This will block the mountains, the sunlight and the sky - VERY SAD. Not every city in the world needs to be jam packed and ruined. Council works for us! Our tax dollars pay your salaries - please be responsible.</p>	Ryan McCleery		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)

07/07/2020	17:29	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	City Council and Mayor must reconsider this to the original 16 Floors. COVID has changed our world and the way we will work. Businesses will move to people working at home...office towers will reduce the number of people working in them. Rental signs are available throughout the neighbourhood given the early economic impact from COVID. This is just the beginning and it is therefore critical that all representatives for Vancouver?s future pay critical to this reality! No schools, no parks and no community centre and this is ?ghetto? housing given size of the suites! Election is coming and Vancouver citizens do not want to increase the social problems with this housing program veiled by developer ownership of our city as allowed by our representatives!	Ann Coombs		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/07/2020	17:31	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live in Vancouver and Oppose the 28 story rezoning for 2538 Birch St. This is far too high for the neighborhood and significantly detracts from the beauty and livability of Vancouver. Buildings of this height are not considered good for mental health; the shading of the south shore of False Creek to the north of this site will cause significant negative impact on many many homes, businesses and False Creek itself. Vancouver will never be, and should not aim to be, a giant concrete jungle. We MUST do our best to leave this naturally beautiful City as walkable and livable as possible for our children and childrens children. To Council, please consider what you are leaving as your legacy - do you want to be remembered as the Council who catered to rich developers at the cost of communities? Do you honestly feel that people who already live here are just obstacles to be overcome on the path to densification ? If you wish to stand up and label caring, hardworking " neighbors" all over the City as NIMBY - you will not be back for another term. Please remember who elected you, and respect those voices who speak for this City and our neighborhoods. Please do not allow greedy developers with deep pockets to construct such monstrous buildings that are in contrast to the very reason people love to live here. Do the right thing, speak up for the City, speak up for the neighborhoods and leave a legacy you can be proud of.	Maura Brown		s.22(1) Personal and Confidential	Arbutus-Ridge	No web attachments.
07/07/2020	17:40	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live in the area and I oppose the 28-storey rezoning proposed for 2538 Birch Street. It simply does not belong there.	Murat Hot		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/07/2020	17:41	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live in the neighbourhood and am opposed to such a tall building. Will destroy the character of the area.	Ms LINDA FARRELL		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/07/2020	17:46	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live in the area (South Granville - not included in the neighbourhood list below) and while I am very supportive of rental housing, I strongly oppose the rezoning of the building to 28 floors. It should stay as 16 floors - this is all the area will support.	No Name No Name (ps)		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/07/2020	17:49	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live on the corner of s.22(1) Personal and Confidential in Vancouver and I oppose the 28-storey rezoning proposed for 2538 Birch Street. I don't think this area should not become downtown-like with scrappers.	Sonja Hot		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)

07/07/2020	18:00	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Dear Mayor & Council, There is already an approved rezoning for this site for 16-storeys of rental. If built, this would be around the upper limit of height for this part of West Broadway. There was additional density already granted here for this site with the previous rezoning to account for the rental. The proposal for 28-storeys and a Floor Space Ratio 10.52 for this site should be soundly rejected. It would not only set a precedent for the Broadway Plan, it would also create more unaffordability in the area by additional upzoning and the resultant knock on effect on property prices. The Vision Vancouver MIRHPP program should not be continued; it's a flawed document. Guidance of 'Supportable height and density will vary depending on the site' for C-3A is so loose and open ended that you can put anything into that description. Contrast this to the description for 100% secured market rental the same document: 'Considers additional density; adhere to existing height limits and generally to guidelines.' In the staff report, there's an assertion made that "72,000 new homes are targeted for the next 10 years". Can Dan Garrison kindly explain how he arrived at a figure that about twice the value measured by Statistics Canada in the official Census records? If Mr. Garrison cannot do this, then the staff report should omit this assertion. With the staff report, there are a number of other issues that I will raise in more detail. As a renter, as a resident, I think we deserve much better. We also need more balance from staff in the Open Houses and the reporting of these events. If staff say to Council that 'x number of people were in support' and 'y number of people had concerns', does this not illustrate an issue? To me, having concerns does not equate to being opposed. I think reclassifying anyone who was opposed to the rezoning at the Open House to 'having concerns' is a mischaracterization. There's been a great loss of institutional memory in planning at the City. A different trajectory has been taken, going steadily away from community involvement since around the departure of Anne MacAfee. I could list off many planners who have left the City over the last few years, but then I would not have enough space to finish this letter. Now the decision of bringing this item forward, first for referral, then to a Public Hearing, in the middle of a pandemic, is a certain way of limiting discussions and discourse about the future of our City. The Vancouver Declaration not only states that housing is a basic human right, it also acknowledges the rights of people who live in communities to have an active say in their planning and development. Please vote no. A no vote only rejects the proposal in front of you for a 28-storey tower. The previous rezoning for 100% rental with 16-storeys still stands. Sincerely yours, Stephen Bohus, BLA Vancouver	Stephen Bohus		s.22(1) Personal and Confidential		Grandview-Woodland	No web attachments.
07/07/2020	18:06	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	This building will be in my neighbourhood. The site is approximately 10 blocks from my home. I support the plan for a 16 storey building. I do not support a 38 storey building. I expect that with the development of the new transit line on Broadway there will also be redevelopment of the buildings on Broadway. I support the aim to increase rental housing, but only at a scale that keeps residents connected to the neighbourhood. Also 28 storeys is -completely- out of scale with the existing neighbourhood. I certainly not want my neighbourhood turned into a lot of high rises that block the sun and a view of the mountains. Please restrict the building height to the already approved 16 storeys.	Ms CATHERINE RUSSELL		s.22(1) Personal and Confidential		Fairview	No web attachments.
07/07/2020	18:06	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live in Vancouver s.22(1) and I oppose the 28-storey rezoning proposed for 2538 Birch Street.	chris matthews		s.22(1) Personal and Confidential		Grandview-Woodland	No web attachments.
07/07/2020	18:08	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.	Christina McJannet		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)

07/07/2020	18:18	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live at s.22(1) and am very much opposed to this development. I do support a 16 or even 18 storey building but not a 28 storey building. It will change the character of the neighbourhood and I question how this will truly address affordable housing in our area as the vast majority of these units will likely be high rent so how does that accomplish objective to make it affordable. The shadow will impact many residents both in summer and particularly in the winter months.	HILDA FOSKETT		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/07/2020	18:20	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live on s.22(1) in Fairview and oppose this rezoning request for 2538 Birch St. These 58 moderate income suites are just a drop in a bucket, not going to make any significant impact in the provision of 'affordable' housing. Meanwhile, thousands of residents near this building will have their quality of life negatively impacted. How is that progress in our city? The approved 16-storey development fits with the neighbourhood, please keep it at that level. Thank you	Eric Derbez		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/07/2020	18:21	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I do not approve of this building.We do not need this density in this area.	Jane Macintyre		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/07/2020	18:27	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.	Monica Liu		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/07/2020	18:27	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	It is a drastic change from the 12th floor. I do understand that city needs more affordable housings, but can?t we meet half way, like 20th stories? It?ll block the beautiful mountain views you?ve been trying to restore.	Yumi Yamagami		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/07/2020	18:43	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	This proposal is totally out of character for the surrounding area..... we do not yet know how the Covid-19 pandemic will affect real estate/ office space.... Reject this proposal!!!	Ms MARJORIE SCHURMAN	Self and husband	s.22(1) Personal and Confidential	Dunbar-Southlands	No web attachments.
07/07/2020	18:53	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live in this neighborhood and I DO oppose the 28-storey rezoning proposed for 2538 Birch Street). That?s too tall and many of our neighborhood buildings would be in shade!	Akiko Fukushima		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/07/2020	18:58	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live in this neighborhood and I DO oppose the 28-storey rezoning proposed for 2538 Birch Street). That?s too tall and many of our neighborhood buildings would be in shade!	Joey Huang		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/07/2020	19:00	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live in this neighborhood and I DO oppose the 28-storey rezoning proposed for 2538 Birch Street). That?s too tall and many of our neighborhood buildings would be in shade!	Dylan S. Huang		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/07/2020	19:02	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	This is way too tall and will change entire area east of burrard	colin collins		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/07/2020	19:16	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	This is ridiculous eyesore of a building by greedy developers. You already know all the issues presented by others, shadow casting, parking and traffic issues, water, utilities issues, please do not approve this 28 floors ! I live directly behind this lot and will be affected by all of these issues personally.	Joanne Dean		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/07/2020	19:23	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Enough is enough!! Council must listen to THE PEOPLE who pay you to make good decisions not decisions that favour developers and those who have influence !! Protect that few all ups that are and should be here to stay and wonderful low density neighbourhood.	Mr Patrick McCleery		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/07/2020	19:34	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Support /Opposed received by the City July6: 91 in support of whom 9.8% live in Fairview, 55 opposed of whom 60% live in Fairview July 3: Of 183 in support 16% live in Fairview, Of 38 opposed 66% live in Fairview This indicates an overwhelming opposition from those who live in the area to keep the already approved zoning. The current Mayor and Council have previously stated the importance of fairness by including the opinions of those who live in the area affected and this will now be tested.	Alex Ferguson	None	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)

07/07/2020	19:52	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live in Vancouver and I strongly oppose the 28-storey rezoning proposed for 2538 Birch Street	T Felder		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/07/2020	19:57	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Hello - I live in Fairview Slopes, one block away from this site, and I oppose the 28-storey rezoning proposed for 2538 Birch Street. I appreciate the challenges of finding suitable housing in this amazing city and am in full support of the approved 16-storey rezoning and the 153 rental units that it will add into the local rental inventory. I purchased my home here 5 years ago and it's a truly beautiful area to live. I want people to live, raise their families and enjoy life in this amazing city - just like I do. However, the livability, congestion, and precedence that will be set by agreeing to a 28-storey is contrary to the thoughtful design that this city is so proud of and known for around the world. This building reminds me of the concrete jungle that is present in many downtown cores - like Toronto. When you are in that area of TO, you are in the shadows of this tall facades all day and night. It's an eerie feeling and very much detached from nature and the culture and vibe of our great city. Vancouver is special in that the original city planners were able to keep alive their vision to connect people with each other as well as nature. I oppose the 28 storey building because this will be lost as this building will block nature from view and cast long shadows. And if approved will become part of the city's future plans and infrastructure, changing the livability and connection this city has with nature and each other. I ask you to please reject this rezoning request so that we can find win/win solutions that do not diminish what our city represents - harmony of people living with one another in the most beautiful city on earth. Thank you, Nicole	Nicole Bergman		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/07/2020	20:00	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I oppose to the new 28 storey building as it will affect the neighbour where I live, incrementing the traffic and more difficult to park	Ricardo Ascanio		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/07/2020	20:15	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live in the area and strongly disagree with the process currently being undertaken to approve this development. I have already provided my views and received only one response from a council member . Permitting this type of project is it thin edge of the wedge.	Emer Parke		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)

07/07/2020	20:19	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live at s.22(1) and oppose a 28 story building on this site. 16 stories as approved is acceptable. There are numerous procedural problems with the entire process for this building to be approved at 28 stories. This procedural problem set should invalidate the process itself and cause withdrawal of the application. Proceeding despite the procedural problems invites nullification of any decision arising from a defective process. It may even open the City to exposure of law suits given the lack of proper adherence to necessary procedure. This is appalling and these practices cannot be endorsed. There is insufficient park space in this neighbourhood already. There are insufficient schools in this neighbourhood already and the schools there are are oversubscribed for attendance. Both of these items, parks and schools, are considerations for a development and the status of these available resources indicate requirement to Oppose the overheight building. There is no approved community plan for this neighbourhood. An approved community plan need to be in place first in order to evaluate how an overheight building may fit in or not. Most importantly to me is a situation of public trust. Mayor and Council promised to NOT undertake public hearings on contentious properties during COVD-19. This is an application about a contentious property. Proceeding with this project during COVID-19 is against Mayor & Council's own undertaking for itself. Proceeding with the virtual process for this property teaches the citizens that Mayor and Council by its own actions are not trustworthy. Is this actually what Mayor and Council want to citizenry to believe about them? Proceeding says 'yes'. If not, then Mayor and Council needs to be good for its word and delay consideration of this matter until the state of emergency is no longer in place and proper in person processes can occur. If not good for their own undertakings there is nothing trustworthy in any undertaking Mayor and Council would make. i will remember this at the next election and place my votes elsewhere. I attach a photo taken out my west facing kitchen window. The three buildings in the distance are the 12-14 story towers located between 10/12Avenues and Hemlock/Birch. The proposed tower would shoot up into the view corridor as a large scar thrusting up into the sky at twice the height of the existing towers. This is not the appropriate location for an overheight building. The approved 16 story building is fine. Thank you for considering my comments and please vote 'opposed' for this overheight building.	Darlene Cripps		s.22(1) Personal and Confidential	Fairview	APPENDIX H
07/07/2020	20:28	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live in Vancouver and I have had 11 years of living in rental housing here. I oppose the 28 story rezoning proposed at 2538 Birch St. I do support the approved application for a 16 floor building. Please reject this 28 story rezoning proposal.	Ms ELIZABETH THOMAS		s.22(1) Personal and Confidential	Kerrisdale	No web attachments.
07/07/2020	20:35	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I oppose the additional floors due to the complete lack of consistency with a building (and the ones sure to follow) of that scale in this area in relation to the surrounding neighbourhoods. I support the city's plan to make Broadway livable and a series of unique neighbourhoods but the design of this building and sheer number of residents it adds to an area with no more trees, no more grocery stores and no more street parking will not achieve that. There is a limit to how large building can be before the emotional effect on a person approaches the negative, to say nothing of the sunlight and I believe that line is crossed somewhere between 16 and 28 floors in this case. Furthermore, I'd like to know what the city has planned for the existing residents in this areas (plus the new people to come) for community centres, park space and the complete inability for carshares currently to even be used here due to lack of dedicated spaces. This area is already a desert for all of the above.	Steve Vanderwoerd		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/07/2020	21:07	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live in the s.22(1) intersection and this 28 floor building will destroy the sky line of this area. I oppose the 28-storey rezoning	ALI NIKZAD		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)

07/07/2020	21:27	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I Oppose the increase in height to 28 storeys. Existing C3A guidelines warn against excessive height on Broadway that shadow downslopes unreasonably (not compliant) MIRHP and Broadway Plan principles require a building to fit context, preserve sunlight and livability within community (not compliant) Birch is on a ridge that adds 15 storeys to its proposed height (equivalent of 42 storeys) (bad planning/not compliant) Too much density is being foisted upon small communities Broadway/north. The vast areas of RM/RT zones at 2 storeys, where people actually want to live, are not sharing the load (not compliant with Making Room) Existing community contains majority of rental stock. Speculation from Birch will increase local rents (fails to protect existing stock/encourages speculation) There are already 20 buildings planned or in construction between Birch and Burrard, with several more (Molsons/Option Lands) in the hopper ? this is excessive (poor planning). Density is not livable; moderate-height housing in livable areas is preferred (from respondent in today?s ?Support? submissions: ?I?m surprised city council can?t see that quality of life of us living in high density is worsening? and she requested housing spread throughout Vancouver, not all in one spot. So why repeat past failures? Actual in-person community residents rejected towers, and a broader housing survey firmly rejected Towers. Walking workshops were inundated by development speculators (failed engagement process/failed zoning freeze) Rents in existing City rental schemes have exceeded affordability of average Vancouverite due to profit models and true cost of maintaining oversized buildings; towers can?t actually sustain affordable units over time (failed promises). 58 units of affordable housing is achievable in moderate buildings, without harming communities. Density, infrastructure, services costs significant taxpayer money; Developer fees should not be waived. (lousy deal) This Project ignores policy, sets bad precedent, and won?t be affordable to those earning less than \$80k.	ANNE CREASER		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/07/2020	21:29	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I have lived in this community since 1982 and in the past I felt that this is one of the most livable cities in the world. Sadly, due to a significant increase in density, especially over the past decade, this is no longer the case. Vancouver cannot afford to continue on this course without further compromising the livability of our city. This proposed building of 28 floors does not comply with established height guidelines. The shading impact from a building of this size, on this community and surrounding ones will negatively affect my neighbours and yours, making sunny days less bright and grey raining days (of which we have plenty) even darker and more difficult for many. The density that this building promotes (not to mention the ultra-small living spaces) will have an extremely negative impact on our neighbourhood, our city and the people who live here. Please, decide to make Vancouver more livable not less. Density is not the answer to a more livable city.	Mark Monsarrat		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/07/2020	21:34	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. I don't want greater density or gentrification in my community.	Ryan		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/07/2020	21:41	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	16 storeys was too tall but almost bearable, 28 is selling the soul of the city to high rise buildings. It sets a bad precedent for more scope creep and ruining the skyline of Vancouver. If the Council is concerned with a lack of rental housing (MIRHPP), then redesignate some of the units in Vancouver House or downtown buildings as rental - they are going unsold. There are too many houses and low rise buildings in the area that will lose sunlight and privacy.	Ms Stacy Taylor		s.22(1) Personal and Confidential	Kitsilano	No web attachments.
07/07/2020	21:52	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I oppose the excessive height proposed for this location.	KATHERINE REICHERT		s.22(1) Personal and Confidential	Shaughnessy	No web attachments.

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

07/07/2020	21:57	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I disagree with this particular zoning change and proposed 28 story tower. But more importantly I disagree with a system which seems to facilitate certain types of spot zoning changes and downplays other considerations which should be defended by a strong community plan and master development plan. - High density towers on major arteries can be a rapid short term way to add housing stock, but - They destroy the community surrounding it by many measures - there is a precedent set by permitting the first high density tower - after that zoning change the entire "arterial" strip is opened for development, with no restraint and no counterbalancing force - A counterbalancing force is needed to stop erosion of a neighborhood - established measures of cars, traffic, people, noise etc - Without a community plan, these goals or measures are easily forgotten as exceptions to the zoning are sought and justified, on a single case basis, while nobody is there to argue the counterbalancing case (using the target measures set in the community plan). - Neighborhoods are destroyed along the fringes by towers, adding people, cars, noise traffic, and bring commercial pressures as well as pressure on parks and public spaces. - There is no counter or compensatory movement to reduce cars and traffic when density is increased. In part this due to the lack of a community plan which sets limit for cars and traffic. - Cars destroy neighborhoods in several ways. They continued planning and acceptance of cars even with increased density consciously planned erodes our investment in a public transit system. -Instead of planning only to add housing spaces via a quick solution (a tower) city plan and neighborhood plan must establish a plan to reduce cars and traffic. - Reduce parking or do not provide it for new towers. - Enhance bicycle paths and make them truly enjoyable and efficient by eliminating through traffic and eliminating parking (at least on one ide of the street) for all bike lane streets. - provide neighborhoods with traffic barriers that prevent through traffic Finally spread the density fairly. Kitsilano and Cambie have seen density rise already, while shaughnessey and dunbar have not. Lets see some towers on the fringes of Shaughnessy. Lets see zoning changes to allow more denser housing (perhaps low rise) on those large lots in Shaughnessy. Instead of making deals with developers (towers in exchange for a few social housing units), produce more social housing at medium density, such as in the Main / 32nd area. Do not rely upon developers - they must take their profits and make money. Retain land for social housing, and work with Habitat for Humanity to construct social housing more efficiently and on a more human scale.	Pieter Botman		s.22(1) Personal and Confidential		Kitsilano	No web attachments.
07/07/2020	22:03	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I oppose to the proposed development, it's height is not proportional to the surroundings, the planning does not include adequate parking spaces (an already scarce resource) and will cause unreasonable congestion, planning does not include any amenities such as day-care or schools which is already a problem in the neighbourhood.	No Name No Name (ps)		s.22(1) Personal and Confidential		Fairview	No web attachments.
07/07/2020	22:21	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	Katherine Hutchinson	Whole Family Nutrition	s.22(1) Personal and Confidential		Kensington-Cedar Cottage	No web attachments.
07/07/2020	22:28	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I oppose the 28-storey rezoning proposed for 2538 Birch Street.	Alastair Farrell		s.22(1) Personal and Confidential		Unknown	No web attachments.
07/07/2020	22:33	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I oppose this development on the basis of it being completely out of scale for the neighbourhood, and a bad precedent. And the "affordable" units are in no way affordable. Sad to see that a high percentage of the letters in favour of this development are straight cut and paste... identical. Friends and family of the developer, and possibly people who don't even exist? Of course the City counts them as "for", regardless. The Wild West of Canadian politics, indeed.	Patrick Caraher		s.22(1) Personal and Confidential		Kitsilano	No web attachments.

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

07/07/2020	22:38	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	As a resident of Fairview neighbourhood and a parent to small child I feel pushed out of this neighbourhood. The city does not have adequate plan for supporting infrastructure for high density building like this one. The absence of child cares in the area makes it impossible for young families to stay and diversify this neighbourhood. By increasing density and not providing suitable infrastructure the City is excluding young families and forces them to live somewhere else. At the same time the City is trying to resolve one problem, which is affordability and creating other problems. I will continue to oppose until City will not present plans for infrastructure supporting diverse population and make it livable for families.	Anna Podolny		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/07/2020	22:40	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I oppose building the 28 stories	Madelaine Koenigsberg		s.22(1) Personal and Confidential	Shaughnessy	No web attachments.
07/07/2020	22:53	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live in the neighbourhood about a block away and I oppose the rezoning application for 28 storeys at 2858 Birch St. I feel that the building will be too obtrusive for the residents of the surrounding low-level residences. The appeal of the neighbourhood is the absence of high-density high-rise structures thereby providing a desired liveability quality. Currently the tallest residential buildings are no more than 12 storeys with most buildings at 3 to 4 storeys. Twenty storeys is just too large a change. Please oppose the rezoning.	Russell Yen		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/07/2020	23:00	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I strongly oppose the rezoning of this location to allow for construction of a 28 storey highrise. The north shore mountain vista is a major reason for residents to feel a sense of pride in the attractiveness of our city. Allowing a wall of high towers to extend along an East/West route like West Broadway will have a huge negative impact on thousands of residents living south of Broadway who will no longer be able to enjoy the beautiful mountain views. If Council wants to rezone transportation corridors for higher density it should give more consideration to the major roads running north/south like Main St., Cambie St., Granville St., Oak St., Arbutus St., etc. A wall of tall towers along West Broadway will have a devastating effect on the lives of many people who take such pride in what this city offers, especially the beautiful mountain views.	Mr Bob Davidson	None	s.22(1) Personal and Confidential	Fairview	No web attachments.
07/07/2020	23:02	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live in the neighbourhood at s.22(1) and I oppose the rezoning application for 28 storeys at 2538 Birch St. Please reject the application	Mee-Ling Yen		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/07/2020	23:16	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live in the Fairview neighborhood and oppose to the proposed 28 floor development. There is no proper planning to support the proposed scale (daycares, parking, schools), in addition the height of the building is disproportional to the neighborhood	No Name No Name (ps)		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/07/2020	23:50	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	My reasons for opposing: - i find the proposed monstrous tower aesthetically offensive - it would kill the neighborhood mood and spirit and pave the way to down-town-like cement-jungle area - the affordability justification is flawed because a) it's not really affordable, the rents is the recent affordability-driven developments are mere 10-15% lower, not a significant dent; b) the rentals have been going down in the recent months already making the target of such development obsolete and redundant	Laura Sekirov	none	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)

07/08/2020	00:08	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	<p>I live a few blocks from this proposed rezoning. I'm also an urban planning and public participation specialist. I support the 16-storey, previously approved rezoning but oppose the current 28-storey project for all of the reasons outlined in Michael Geller's blog, and reasons given by other planners.</p> <p>https://gellersworldtravel.blogspot.com/2020/07/why-i-oppose-latest-28-storey-1052-fsr.html?m=1 Main reasons: 1. Finish the Broadway Plan before considering this new proposal - respect the letter and spirit of the policy which disallows rezoning until the plan is done. 2. Approving this would undermine ANY credibility of the B'way Plan process and feed the fears of people in our area who are worried about too much insensitive density in the corridor. It will render people increasingly cynical about Council, City staff and the process. 3. It's TOO BIG! The FSR, the building's height is utterly out-of-character with Broadway streetscape and the immediate surrounding does not contribute to it being a "Great Street" (B;way Plan principles). 4. It doesn't "Create and Enhance Parks and Public Spaces" - adds no public spaces or amenities and puts pressures on existing green space. No pocket parks in the area. 5. It utterly fails to address B'way Plan Principle: "Encourage Contextual Design" 6. Negative impacts from shading, shadowing will affect residential and commercial areas for dozens of blocks. Broadway already feels like a "tunnel" in may sections. 7. It punctuate the South False Creek skyline and rise, and cast long shadows over Fairview and South Granville. 8. Despite denials, this WILL set a precedent that other developers will see and cite as they come forward with new proposals. 9. An independent shadow study shows that its location at a high point in the City creates shadows equivalent to that of a 42-storey building. 10. Insufficient attention to availability of elementary school and parks. Please see all the additional points carefully researched by the neighbourhood group Fairview/South Granville Action Committee, which I support 100%. I am NOT against density but it must fit with neighbourhood character. Thanks for you time. Please do the right thing and keep the current rezoning approval intact.</p>	No Name No Name (ps)		s.22(1) Personal and Confidential	Fairview	No web attachments.
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Public Hearing 2020-Jul-09 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway) (OPPOSED)

07/08/2020	00:51	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Dear Councillors, This is a very important decision for the South Granville community. I appreciate you hearing and considering my comments. I am a resident of Vancouver, Kerrisdale. I lived and rented in Vancouver, South Granville for 6 years before I purchased a home. My 81 year old mother lives in the west-end in a rental unit. I am supportive of affordable rental housing initiatives. I was in agreement with the previously approved 16 floor development at 2538 Birch street at Broadway. However, I oppose the approval of the proposed 28 floors development. Please reject this application for rezoning The negative impact on the neighbourhood caused by: -Blocking sunlight and shadowing -The lack of context of the structure for the neighbours -the lack of amenities planned to accommodate increased residents in the neighbourhood, (ie parks, schools) with a density of 10.5, far In excess compared to current of 3 and approved of 7 This application compromises sound planning principles, at a high livability and financial cost to citizens of Vancouver. This application also, if approved, will set unhealthy neighbourhood precedents allowing out of context developments such as this in other areas of the city. The cost to the citizens of Vancouver outweighs the benefits of an increase to 28 floors for a moderate increase in affordable rental units. A. The Application does not meet the requirements of the Moderate Income Rental Housing Pilot Program which states that it must respect transitions to surrounding areas and homes. B. The Applicant will receive millions in Development Cost Levy and Community Amenity Contribution concessions from the City, and provide only 58, marginally affordable, impractically small units, with the benefit to the developer of 200 rental units at high rental prices. This development gets far too much and gives far too little. I respectfully request Council hear and consider the residents concerns and NOT approve this rezoning application. Sincerely Colette Rustad	Colette Rustad		s.22(1) Personal and Confidential	Kerrisdale	No web attachments.
07/08/2020	04:01	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Buildings of this height should be kept to main arteries such as Broadway, Oak and Cambie.	MaryAnne Throop		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/08/2020	05:39	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I oppose this rezoning for a building twice as tall as any along W. Broadway for many common-sense reasons: - This area lacks the livability to support the development (parks down steep grades, no grocery stores, a school 2km away!). - It is not justified by the minor addition of low-income rental stock to the already approved 16-storey rental building for this site. - This doubling of height for otherwise expensive (market) rental stock is outweighed by the negative impact on current affordable rental stock that dominates this area. - Furthermore, the building is strikingly out-of-place (let alone its shadow) and such massive rezoning is not supported by the neighbourhood or Vancouverites more broadly - Public consultations have not supported high-rise towers; previous planning on West Broadway recognized the need for limiting building height. - Ahead of a cohesive Broadway plan, consideration of the rezoning contravenes the City's own policies.	Cyrus Boelman		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/08/2020	07:04	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I oppose high rise building in the area. Keeping buildings under 16 stories maintains a low city skyline complementing the existing community.	Randi Gurholt-Seary		s.22(1) Personal and Confidential	Grandview-Woodland	No web attachments.
07/08/2020	07:13	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live at 14 and Alder and I oppose building this huge 28 storey tower which is an eye sore for our neighbourhood it doesn't fit there	SYLVIE GELINAS		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)

07/08/2020	07:41	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	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. Residents have chosen to live in this neighbourhood because of it?s moderate density, mixed forms and low and mid-rise buildings. This proposed 28 storey building simply 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. High-rises separate people from the street where human connections are made. High-rise scale is not human scale. They make no visual sense to pedestrians and it is difficult to see evidence of life inside, which is both isolating and dehumanizing. High Rises are not good for your mental and physical health, and they deprive people, especially children, of peers and neighbourhood activities. The building's floor space ratio of 10.35 will be the highest along Broadway and more than 3x what the original C-3A zoning permitted. I am concerned that the mayor and city Councillors are considering this 28 storey development that seems to address the needs of special interest groups and developers instead of Vancouver citizens who reside, live, and care about the health and well being in this neighbourhood. I strongly encourage the mayor and city councillors to listen to the wisdom and voice of the residents who live in this neighbourhood and reject this rezoning application.	DEREK MCQUILLEN	Vancouver citizen	s.22(1) Personal and Confidential		Kensington-Cedar Cottage	No web attachments.
07/08/2020	08:29	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live in Vancouver and oppose the development of this 28 story tower. It sets a dangerous precedent for building height and density in a neighbourhood that overwhelming opposes it. I also feel it is reckless to move forward with such sweeping changes at a time of maximum uncertainty. I am particularly concerned that the plan for increased density in Vancouver runs counter to the post-Covid realities where density becomes a major liability during a pandemic. And I am also opposed to the "developer's agenda" that is inextricably linked to the city's plans to change the face of Vancouver forever. Once we go down this slippery slope there is no going back!	Ben Cherniavsky	Mr.	s.22(1) Personal and Confidential		West Point Grey	No web attachments.
07/08/2020	08:38	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	A 16-storey building should be the absolute maximum: 28 stories will be detrimental to the entire neighbourhood.	Berenice Freedome		s.22(1) Personal and Confidential		Fairview	No web attachments.
07/08/2020	08:53	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live in this neighborhood and oppose the 28 storey rezoning proposed for 2538 Birch St as being totally inappropriate for this neighborhood.	Julia Lucey		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)

07/08/2020	08:58	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I have lived in this neighborhood on and off for over 30 yrs. It was once a great affordable and safe community offering nearby public transit, a grocery store (not high end), butcher, bakery, etc. Over the years, the community has been destroyed. Granville Street offers only high end shopping with 1 small expensive grocery store. The transit system has forgotten about this area and appears to have reduced downtown buses - try counting how many buses pass you by in the morning as they are too full to pick you up. (Although for the foreseeable future, many of us are not taking the r transit due to the risk of Covid-19). Yes, we need more rental housing. But please put a community plan together first. In this area we have to drive to get essential items like groceries. However, the gas stations have been taken away? But, we can go outside our apartments and purchase weed or vaping products with no problem? Please, put a walkable community plan together first before you increase the number of people in a small area. Increasing transit will not help as we still need to drive to get essential items. If the solution is to get groceries at Granville Island then this needs to be rethought. GI used to be a great place to go to for people who lived here. Now, everything is too expensive and only focused on tourists. Please, please, please. Don't forget about the people who live and work in this community. Many of us will no longer be commuting to work but will be working from home. Take a step back and let all of us breathe in a safe, inclusive and active community. Thanks for listening.	No Name No Name (ps)		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/08/2020	09:14	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live one block from 2538 Birch Street and I strongly oppose the 28-storey rezoning proposal. Not only would such a building be an eyesore and completely out of character for the neighborhood, I fear it would have a domino effect and the whole charm of South Granville would be ruined. Not to mention the added congestion and parking issues which already can be challenging.	Andrea Stevens		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/08/2020	09:16	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I oppose this proposal. There will be the ability to have numerous residential buildings along Broadway and to have this building built another 10 stories is wrong. The natives will be building I believe about 3,000 rental units near Granville Island. Incentives are available to build rental apartments but to have another 10 floors is wrong	William Randall	Mr.	s.22(1) Personal and Confidential	Fairview	No web attachments.
07/08/2020	09:27	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	The City prepare an economic model for Vancouver showing the optimal size that Vancouver should be given Security, Food and Water at a minimum. Considering future natural and anthropogenic events, temporarily halt significant high profile density increases such as this until the City's Resiliency Plan is completed.	Lea Johnson	Citizen of Vancouver	s.22(1) Personal and Confidential	Fairview	No web attachments.
07/08/2020	09:30	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Presentation material for the above for speaker # 36. One page only.	James Pammenter	Mr.	s.22(1) Personal and Confidential	Fairview	APPENDIX I
07/08/2020	09:37	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Please stop changing the face of Vancouver without consultation of it's people. Please stop making bike lanes as well. Stop spending money on communication. Please start acting like a cohesive team instread of children against each other.	Ms ANDREA BATSTONE	s.22(1)	s.22(1) Personal and Confidential	Kitsilano	No web attachments.
07/08/2020	09:39	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live in Vancouver and oppose the 28 storeys at Birch St. The original height is acceptable	Mr KERRY BJARNASON	None	s.22(1) Personal and Confidential	Fairview	No web attachments.
07/08/2020	09:47	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I oppose the 28 storey development at Birch & Broadway. It will greatly impact the neighbourhood, pedestrian safety (already an issue), create a lack of light and air. I fully support the original 14 storey building application. Traffic was diverted from 7th to 8th making it extremely dangerous to cross the street. City won't accommodate traffic calming after many requests. Adding more units to the areas only makes walking more dangerous.	Janice MacNaught	Personal	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)

07/08/2020	09:47	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. 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.	????? Visva hartt		s.22(1) Personal d C fid ti l	Unknown	No web attachments.
07/08/2020	09:51	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Dear Mayor and Council: I have lived on the s.22(1) Personal and for 35 years and have witnessed some of the positive changes that have taken place in the downtown area over the years and also the worst examples of vertical spread that previous mayors and councils have approved. There used to be beautiful views of the mountains that are Vancouver?s greatest asset. Now all that can be seen are unattractive towers that do not relate to one another or to anything else. Your plan to build a monster tower on an inappropriate site at the corner of Birch and traffic-laden Broadway would be the first step in creating similar vertical sprawl in the Fairview Area. I and all my neighbours strongly oppose the 28-storey rezoning proposal for 2538 Birch Street. I am especially concerned about this entire process because it is taking place during a horrific pandemic, making it difficult for seniors like myself and other vulnerable people to participate. A number of us wrote to you to express our opposition to holding the Public Hearing at this time but you apparently did not receive or did not want to see our letters. This feels like another form of ?Voter Suppression.? If approved, this project will affect the Broadway corridor for years to come. The proposed monster tower is totally out of scale with all others in the area, lacks any design sense whatsoever, has a children?s playground on the 28th floor of all places, has no real green spaces, no neighbourhood school, and is not really appropriate for families with children. The traffic on Broadway is horrendous and this is no place for children to live. Elections will be coming up soon and this eyesore will be a constant reminder to all of us that . Our opinions do not matter to you. . The unique character of our neighbourhood does not matter. . The needs of our seniors, students and others on limited incomes do not matter. . Neighbourhood schools and green spaces where children can engage in healthy play do not matter. . Safe, caring, welcoming communities do not matter. In fact, what really seems to matter is density, density, density, regardless of the harm it does to our entire neighbourhood. As mayor and council, you have the opportunity and the responsibility to do the right thing. Keep the height at 16 storeys and work with us to come up with a plan that truly respects the needs of children, families, other renters, and that, ?gently increases density,? as we were promised when you took office. I adamantly oppose this rezoning amendment that does not even meet the City?s own guidelines. Sincerely, Caroline Krause s.22(1))	Caroline Krause		s.22(1) Personal d C fid ti l	Fairview	No web attachments.
07/08/2020	09:51	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I do not want tall towers in my residential area! The builder is the only one who benefits.	No Name No Name (ps)		s.22(1) Personal d C fid ti l	Fairview	No web attachments.
07/08/2020	09:57	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	?I live in Vancouver and I oppose this rezoning amendment.? Kim and Grant Ewing s.22(1) P I d	No Name No Name (ps)		s.22(1) Personal d C fid ti l	Fairview	No web attachments.
07/08/2020	10:00	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	My name is Sabina Harpe, living at s.22(1) Personal and , Vancouver. I own my unit in a the Miramare Strata where C have lived for 22 years. I have been a resident in Vancouver for almost 40 years and during that time I have rented as well as owned. 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. While I am very much in favour of rentals and affordable housing, a building of the proposed height is too high for the Fairview Slopes area. The livability and health of the surrounding community will be adversely affected. 28 storeys is too high! Please reject this rezoning application. Sabina Harpe	Sabina Harpe		s.22(1) Personal d C fid ti l	Fairview	No web attachments.

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

07/08/2020	10:01	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	For the record I am opposed to a 28 floor tower at Broadway and Birch. There is not the school infrastructure to support the people who already live here never mind more towers. We will end up like Surrey if we increase the density before the support. I fear the city Council is putting density far before visibility. Thank you. Anita Goddard Home Instruction Teacher, s.22(1) Personal and Confidential	Ms Anita Goddard		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/08/2020	10:14	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I am opposed to Denny's development at Broadway because of the height of 28 floors. Edward Use	K. McGavin		s.22(1) Personal and Confidential	Kerrisdale	No web attachments.
07/08/2020	10:17	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Although we believe Vancouver needs affordable housing and more rental apartments, we feel that 28 stories are very excessive and will cast a long shadow over many residences in our neighborhood and it will start a very bad precedent for all residential neighborhoods. We have already seen mountain views and view corridors rapidly disappearing over the past 3 years, behind developments such as Vancouver House with no thought of Vancouver's views that make Vancouver so unique. Please do not allow Vancouver to become a city of 400 sq ft apartments because of affordability and do something proactive to get Vancouver's real estate to stop increasing, due mostly to foreign buyers and illicit groups that are investing profits from crimes such as rampant money laundering, and profits from drugs arriving from Asia and then laundered through Casinos. We have still not seen any action on these problems that have plagued Vancouver for many years and have only worsened since our Winter Olympics showcasing our beautiful city. Most people living on the west side have no problem with the approved 16 story building at Birch and West Broadway but find 28 stories very excessive and extremely poor planning for our city and future. One thing I will mention is the fact that Vancouver house was pre sold in Shanghai China at a real estate convention, by the developer before it was marketed or offered to Canadian buyers. The top floors exclusively offered and sold to the foreign buyers before Canadians. For this reason the entire top half of the building is over 90% dark. Is this how we want to develop Vancouver and our future? Sold to foreign buyers who do not reside in our city and use these apartments basically as safety deposit boxes, driving up prices in our city and province to the point of unaffordability for residents and citizens that actually live in Vancouver and Canada. Please do not sell Vancouver short and fix the underlying systemic problems by selling Vancouver to the highest bidder with no consideration for permanent residents and Canadian citizens. For you consideration, David Knight	David Knight		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/08/2020	10:41	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live at 6th and Granville and am afraid this huge addition to a 16 floor building will have a very negative impact on our neighborhood.	Juan Alvarez de Lorenzana		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/08/2020	11:01	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	STOP STOP...Not enough consultation with the general public ...28 floor building is far too high for this area and will set a precedent for higher and higher buildings with no proof that future owners/renters can afford to buy and or rent residences/shops that are viably affordable Need to slow down and include more voters and listen to their opinions consider more options and act more slowly	janice	n/a	s.22(1) Personal and Confidential	Kitsilano	No web attachments.
07/08/2020	11:13	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	The public benefit is not significant enough in terms of the few actually affordable rentals this building will yield to justify the impact this will have on the surrounding community.	Rebecca Lockhart		s.22(1) Personal and Confidential	Kitsilano	No web attachments.

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

07/08/2020	11:18	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	<p>I have lived in Vancouver all my life (and I am now retired). I have lived at s.22 for 19 years and plan to stay. I am a life long renter. These two attributes -- Vancouver to the bone, renter -- pull in opposite directions on this issue but on balance I am four square opposed to THIS PARTICULAR building. The earlier proposal may have been a big increase in density but not an overpowering one like this revised attempt. The proposed 28 storeys would double the next highest building height along the stretch of Broadway between Burrard and Main (which is to say, along Broadway)(except, I think, for a medical building about 700 W Broadway.) As one priced out of the ownership market I have every axe to grind on behalf of rentals -- and we truly need rentals, in a city sinking under the weight of condos bought and held as real estate investments -- but as a Vancouverite I am deeply concerned about the concretization and de-Vancouverization of the city and its characteristics -- characteristics that make it desirable and one of a kind. The city as we know it cannot survive this kind of development (seen also along Cambie and Granville Streets). Yet where are people like me to go? We need first of all more rentals for people living here and fewer condos for people investing here: this will take care of much of the pricing problem. Where exactly geographically they should go is another question, but surely its answer lies elsewhere than 28 storeys in South Granville. The Oakridge Transit Center has been inexplicably vacant for about 10 years. There is also a huge (for Vancouver) opportunity at Oakridge Shopping Center. There is land in the False Creek Flats. All these sites are within walking distance of Skytrain. They are big enough, or distanced enough from less dense neighbourhoods, or both, to allow 28 storey buildings -- plural -- in their cores with smaller buildings of decreasing height emanating out to their site boundaries. Much has been articulated in opposition to this building on the issues of shadowing, view blocking and parking problems, but I believe these are mainly attempts to put in concrete form the real, profound concern people feel about the unique and essential nature of their city, something hard to articulate but sincere and valid nonetheless. As a (1) Vancouver (2) renter, my conviction is that people like me can be provided affordable options in this city which do not detract from what makes it desirable and good in the first place. This particular building -- 28 storeys planted where the proposal would plant it -- helps a tiny bit with affordability and hurts a lot with the important, if subjective, values. This building is worth building and I hope it and many like it will see the light of day but Birch and Broadway is the wrong place for a good idea.</p>	Tom Hague	none	s.22(1) Personal and Confidential	Fairview	No web attachments.
07/08/2020	11:58	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	<p>I have lived in the South Granville neighbourhood for over 30 years and I strongly oppose building a 28-storey high rise at 2538 Birch Street. One of the reasons I bought in this area is the livability including views of the mountains, light, open spaces, small businesses and ability to walk and enjoy the sunshine and views. There was a recent article in the Globe & Mail about Broadway being the ugliest street (with the exception of one area in Kitsilano). It seemed from the article that the City would be taking the opportunity with the new rapid transit line to make the corridor more livable and attractive for residents, including lower-rise buildings, wider sidewalks, places to sit and enjoy the neighbourhood. A 28 storey building doesn't fit within the current neighbourhood and will negatively impact making the Broadway corridor a more liveable and attractive neighbourhood in Vancouver. While I totally support the need for more rental and affordable housing, it shouldn't be at the expense of livability in this area. Approving a 28 storey building in this neighbourhood sets a dangerous precedent for the future. Vancouver is one of the most beautiful and livable cities in the world. Please complete the planning for the Broadway corridor before making a decision to allow a high-rise that doesn't fit with current density, not to mention the current zoning.</p>	Kathleen Lorentsen		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)

07/08/2020	11:59	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	This building is ridiculously out of place and out of character in its neighborhood. Broadway is a people street. High rises are neither conducive to not healthy for such communities as evidenced by numerous international studies This building is now 3 times what was in the original zoning. How can that be allowed? It will set a precedent for other buildings on that street. The shadow it casts will take the sunlight away from the building right down to False Creek in the winter at least Where is the developer's View Impact Analysis? For these reasons and the many others you have heard I urge you to vote against this rezoning application. Thank you.	Jane Frost		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/08/2020	12:04	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	Lily Sekiya		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/08/2020	12:20	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	This development proposal will deteriorate the beautiful skyline and feel of that neighbourhood. Efforts should be made to create beautiful buildings that suit the more neighbourhood and small-scale feel. Building like this are not desirable for many locals and feel generic and oversize. This is not a long term solution for housing and is a visual eyesore	Rosalynd Ross		s.22(1) Personal and Confidential	Mount Pleasant	No web attachments.
07/08/2020	12:25	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.	Mark Fogelman		s.22(1)	Fairview	No web attachments.
07/08/2020	12:36	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I oppose this development. I have lived in the neighbourhood for 44 years, with 17 of those being at West 12th and Birch in a 12 story, 100% rental building. a) This building is completely out of scale with the neighbourhood of mostly 3 story walkups. Even with future redevelopment, 28 stories will be completely out of scale with the current proposal of 6 stories on adjacent streets to arterials (currently proposed in blue street zoning). The Application does not meet the requirements of the Moderate Income Rental Housing Pilot Program which states that it must respect transitions to surrounding areas and homes. How does a 28-storey building, respect the transitions to surrounding buildings when they are less than half (and in many cases 1/6th - 1/7th) its height? b) This breaks the trust between the City Planning Department, City Council and the residents of the City. This project is in essence jumping the queue when there is an active planning process for the Broadway corridor. c) this rezoning is a complete departure from anything in the area because 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. d) This Application will set a precedent for building height and density in a neighbourhood where residents are overwhelmingly opposed to it, as demonstrated in the Broadway Plan Workshops and in feedback received by the City on this Application. 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. e) The High Density Housing for Families with Children Guidelines stipulates that family housing developments should be within 0.8 km walking distance of an elementary school and its outdoor play. The walking route must be both safe (free from barriers such as the need to cross a major, unsignalled traffic arterial) and secure (having an environment suitable for elementary school children). The closest English language school, Emily Carr, is 2 kms away at West 20th and Cambie, a 30 minute walk, crossing several busy streets (W 12th, W 16th, and Oak). This site is not suitable. f) The results of a 2019 survey conducted independently by Mayor Stewart show that almost 40% of residents do not want high-rises in their neighbourhoods, but over 80% of people support buildings that are 6-storeys and smaller, as well as townhouses and homes. g) shadowing - 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. This kind of development destroys the livability of the City for many of its residents, the very thing that drew people to the area in the first place	Ms MAUREEN CHARRON		s.22(1) Personal and Confidential	Kitsilano	No web attachments.

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

07/08/2020	12:38	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.)	Suzanne McMurray		s.22(1) Personal and Confidential	Shaughnessy	No web attachments.
07/08/2020	12:43	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live in Vancouver and oppose this project. It is completely out of character for the neighbourhood.	Jennifer Galan		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/08/2020	12:52	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I own property in Fairview Slopes and you oppose this building. It is out of character with the neighbourhood and there are not enough parks and schools around to meet the needs of such a large building. The initial proposed height should be the only consideration. We do not need such a skyscraper on Broadway! Please respect the opposition to this huge development project. As a resident that lives only blocks away I/we would be most grateful.	DORIS DEUTSCHMANN		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/08/2020	12:57	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I have no problem with the original 16 floors that were proposed, however I feel that 28 floors is too high and would set a precedent along broadway that would not be good for our neighborhood and others along the new rail line.	Judy Wright		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/08/2020	13:13	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I am a resident of Vancouver, Point Grey and have rental units in this area. I am supportive of affordable rental housing initiatives. I was in agreement with the previously approved 16 floor development at 2538 Birch street at Broadway. However, I oppose the approval of the proposed 28 floors development. Please reject this application for rezoning. The negative impact on the neighbourhood caused by: -Blocking sunlight and shadowing -Extremely high towers that impact neighbourhood livability, and The lack of context of the structure for the neighbours, with a density of 10.5, fsr, far In excess compared to current of 3 and approved of 7. This application compromises sound planning principles, at a high livability and financial cost to citizens of Vancouver This application also, if approved, will set unhealthy neighbourhood precedents allowing out of context developments such as this in other areas of the city. A. The Application does not meet the requirements of the Moderate Income Rental Housing Pilot Program which states that it must respect transitions to surrounding areas and homes. B. The Applicant will receive millions in Development Cost Levy and Community Amenity Contribution concessions from the City, and provide only 58, marginally affordable, impractically small units, with the benefit to the developer of 200 rental units at high rental prices. This development gets far too much and gives far too little. I respectfully request Council NOT approve this rezoning application. Sincerely Lindsay Hall	Lindsay Hall		s.22(1) Personal and Confidential	West Point Grey	No web attachments.
07/08/2020	13:42	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Hi, I live on s.22(1) Personal and Confidential and I oppose the 28-storey rezoning proposed for 2538 Birch Street. Keep the height at 16 storeys. Please take the responsible approach and dont ruin our neighborhood Thanks Naser Dajani	Naser Dajani		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)

07/08/2020	13:57	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Dear Vancouver Mayor & Council Members, I live at s.22(1) , a block from this proposed project andl am very strongly opposed to the 28-storey rezoning at 2538 Birch Street. As a current renter who has resided in Vancouver for many decades, I urge you to vote to oppose this rezoning. As it stands now, there is almost no available street parking in either the 2hr or the permit zones for the current residents. I can?t imagine what it will be like once the subway is installed let alone a 28 Story building. I support density, livability, and affordable neighbourhoods which I think The approved 16 storey all rental building will help achieve all those goals. But the 28-storey building will not contribute to livability or affordability. The city is giving up too much and getting too little in this deal for 28 floors. The 16-storey building is a better deal for the City. The 28-storey building will not make rents more affordable because they will gentrify the area like they have downtown, where renovictions are rife. More renters will be kicked out and have to move further away, and travel further. This will not help the City meet their Green goals. Theresa O'Donnell, deputy director of planning, in the Vancouver Sun July 7, 2020, implied rents will increase by saying this rezoning is a test case. If this rezoning to 28 floors is approved, it will make it easier for developers to apply and have very tall buildings approved all along the Broadway Corridor. This will ruin any character or charm that is left on the Broadway corridor like it has done on the Cambie and Kind Edward corridors. I'm astonished that perfectly good homes are allowed to be destroyed and sent to a land fill in order to fulfill the wishes of the developers. If tall buildings replace the current low, mid, and high-rise rental buildings, the outcomes will be unsustainable density and unaffordable rental units because of land speculation, renovictions like those in downtown, and no addition to livability amenities like community parks, schools, parking. This is exactly what has happened in Vancouver's West End and is happening elsewhere in the City This decision will hurt current and future renters! Make the decision for the best possible Vancouver. Vote to oppose this 28storey rezoning. Sincerely Jamie Ferdon Vancouver, BC	Jamie Ferdon		s.22(1) P l d	Fairview	No web attachments.
07/08/2020	13:58	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I STRONGLY oppose the request for 28 floors at this location and am a local resident.	Sarah s.22(1) Personal and		s.22(1) Personal	Fairview	No web attachments.
07/08/2020	14:00	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	28 floors is preposterous in a community of low rise buildings. I am not interested in living near any densification akin to the corner of Cambie & Marine Dr., - a complete disaster as far as I'm concerned. The original plan of 16 floors is tall enough.	FRAN GOLDBERG		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/08/2020	14:01	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I am NOT in favour of the proposed zoning change to 28 floors. I am a Vancouver resident. 16 floors is enough.	Peter Sartwell		s.22(1) Personal d C fid ti l	Fairview	No web attachments.

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

07/08/2020	14:10	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	04JUL?20 Mayor and Councillors: Please be advised that as a resident a taxpayer and a voter in the City of Vancouver, I am STRONGLY OPPOSED to the rezoning of 2538 Birch Street to allow the construction of a 28-storey high-rise tower. The earlier approval of a 16-storey tower, although several stories higher than allowed under the current development bylaw was, in my considered opinion, marginally acceptable. The addition of another 12 storeys, fully 18 storeys beyond that currently allowed the bylaw, under the pretext of the ?Moderate Income Rental Housing Pilot Program? is shameful and ludicrous. This council and each councillor individually must take a stand and consider the negative affects such a development will have on the immediate neighbourhood and the local community at large. The majority of units in buildings such as these will not be affordable by most people living in the city. They will merely become investment instruments for the wealthy. Stop this evil trend of making HOUSING a commodity a trend that has been all-to-prevalent in the city for the last several decades. Please consider your decision with the health and wellbeing of the citizens of this city in forefront of your mind. Yours truly, Steven Hodder MAIBC Retired Architect AIBC	Steve Hodder		s.22(1) Personal and Confidential	Dunbar-Southlands	No web attachments.
07/08/2020	14:15	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live at s.22(1) Personal and Confidential. I'm opposed to the 28 storey highrise. I don't like the fact that it will cast a shadow on our building during several winter months when sunshine is at a premium. This building was originally supposed to be comparable to surrounding buildings of approximately 15 stories. I can support the original concept but not this new one. Regards Rick Clendenning	RICHARD CLENDENNING		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/08/2020	14:41	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I am writing to oppose this proposed zoning amendment. Cities enact zoning bylaws to enable neighbourhoods to develop their own character. Clear and definite bylaws give owners, residents and investors greater certainty that these neighbourhood characteristics will remain relatively consistent over time. Vancouver claims to have zoning bylaws, yet the City treats these bylaws merely as starting points for negotiation. Any individual property, in any neighbourhood, can be renegotiated to become a separate zone unto itself. Bonus density is sold to the highest bidder. A BC judge described this approach a few years ago as a ?Swiss cheese? approach to zoning. With increased density and other zoning relaxations for sale to the highest bidder, our zoning bylaws, policies, and neighbourhood plans and guidelines have become completely meaningless. ? Developers fume at the red tape, delays, and lack of clarity in costs and what they can actually get approved. ? Citizens bemoan the constant fight required to retain the distinct character of their own neighbourhood, and the inevitable false accusations of NIMBYism that follow. ? City hall complains about the huge administrative burden of reviewing so many rezoning applications. ?- Council grows weary of the drudgery and conflict that arise from the endless flow of rezoning hearings. It seems that with our current approach, everyone is frustrated and unhappy. Our current City Council was elected with a clear mandate to reject the existing Vision-led approach and reset the city?s zoning with a new Citywide Plan. Yet there?s every indication that neither City staff nor City Council possess the will or desire to take action in this direction. Will it take another election to clean house and return to a state in which a zoning bylaw actually means something? Please stick with your mandate to develop a Citywide Plan. Don't bypass or prejudice this plan by approving such gross exemptions to existing zoning bylaws as this proposed development. Don't encourage rezone-and-hold strategies that enable developers to attempt ever-increasing rezonings of the same property. This clogs the bureaucracy and wastes City staff and Council's time. Please vote against this rezoning proposal.	No Name No Name (ps)		s.22(1) Personal and Confidential	Downtown	No web attachments.

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

07/08/2020	14:43	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	As a resident of Vancouver, I oppose this development application for a number of reasons: The size and scale of the proposed building is way out of character with the rest of Broadway. It is more than twice the height of any other building in the area, and will cause extensive shading of the surrounding area, especially in winter. It is not in keeping with the existing character of the area and will add more concrete and glass to an area already lacking in soft green space. The closest park is at least a 10 minute walk away, and only accessible for children by negotiating numerous roads. A small play area on the 27th floor is not an adequate alternative to a park. If this application were approved, it would set a worrying precedent for other areas of Broadway. There are a number of other development sites that will no-doubt use this application to justify other out-of-scale buildings. That is counter to good planning and liveable communities. If we have learnt anything from the COVID-19 pandemic, it is that high density living is the antithesis of healthy living. In Melbourne, Australia at the present time many high density apartment towers have been forcibly put into lockdown, with residents not allowed out of their homes because of the risk of a ?wild-fire? spread of the disease. We should not even be considering such a development.	Michael Savage		s.22(1) Personal d C fid ti l	Kitsilano	No web attachments.
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APPENDIX A

Date	First Name	Last Name	City	Country	Why is this important to you?
11/26/2018	Ann	Coombs	Vancouver	Canada	Original rezoning was for 16 stories - now 28 stories.
11/27/2018	Gary	Cohen	Vancouver	Canada	Allowing buildings above 12-14 stories along the Broadway corridor will destroy the views of the mountain skyline of Vancouver.
11/27/2018	Joan E.	Ramsay	Vancouver	Canada	density and height of bldg
11/27/2018	Kathy	Bishop	Vancouver	Canada	more revenue for developers at significant cost to our communities and city
11/27/2018	Margaret	Robinson	Vancouver	Canada	28 stories is simply too tall for this neighbourhood. This will set a precedent along the Broadway corridor which will ultimately lead to the loss of views for thousands of residents not only in this neighbourhood. What makes Vancouver so livable is the wonderful views and lower scale of our neighbourhoods.
11/27/2018	Carolyn	Angus	Vancouver	Canada	When I first moved into the neighbourhood in 1979 I had a clear view of the mountains. Now Vancouver looks like a cement jungle that could be anywhere. I want to preserve this neighbourhood feeling where you can have a sense of belonging.
11/27/2018	Diane	Bilocerkov	Vancouver	Canada	It does not fit with the neighborhood, and will set a precedent for too much density in this neighborhood. We are losing what we value and makes Vancouver special - views of the Mountains, we do not value views of a concrete jungle.
11/27/2018	Joyce	Lewis	Vancouver	Canada	
11/27/2018	Elisabeth	Maclaren	Vancouver	Canada	
11/27/2018	Janis	Hamilton	Vancouver	Canada	That height & scale of this proposed building is unacceptable for this small, walkable, safe-feeling neighbourhood. I have lived in South Granville for years and have been encroached upon already by tall buildings built literally "in my face", resulting in increased noise, endless numbers of service vehicles going up and down the alley daily to serve these buildings, encroachment on available parking and higher volume traffic roaring up our side streets. There is no benefit to this neighbourhood of imposing a 28 storey building into its midst. Enough is enough. !
11/27/2018	Jane	Davis	Vancouver	Canada	Feel 28 stories is way out of proportion for the neighbourhood. Parking will become impossible.
11/27/2018	David	Bradley	Vancouver	Canada	16 stories was already taller than most buildings in the neighbourhood. 28 stories is beyond too much.
11/27/2018	David	Fouts	Vancouver	Canada	I believe it will drastically change the face and energy of this area. The density overflow of a building of this height will be tough for our area.
11/27/2018	Laura	Adkin	Vancouver	Canada	This is my neighbourhood and I don't want to set the precedent of giant buildings. It's already hard enough to find parking
11/27/2018	Joel	Kobylka	Vancouver	Canada	
11/28/2018	Yvette	Chatelain	Vancouver	Canada	
11/28/2018	Judith	Gilmore	Vancouver	Canada	I believe it is crucial to preserve the character of this neighbourhood for everyone who chooses to live here. I have been a home owner here for almost forty years and most of the changes have improved the quality of life for residents of all ages...twenty eight stories, I don't think so. This is NOT the West End!
11/28/2018	Juan	Alvarez de	Vancouver	Canada	
11/28/2018	Meghan	Neathway	Vancouver	Canada	
11/28/2018	Lorraine	Duclos	Vancouver	Canada	When it is initially posted at 16 stories and then switches out to 28 stories it affects this neighbourhood dramatically. It starts with one and we don't want one.
11/29/2018	Judy	Wright	Vancouver	Canada	The proposed height is far too high for the neighbourhood.

11/29/2018	Suzanne	McMurray	Vancouver	Canada	The bldg was initially 17 stories and now nearly twice the height. This bldg will impact the views of a tremendous amount of citizens. The density of doubling the height of this bldg would be damaging. This permit should not under any circumstances be agreed to.
11/29/2018	Andrew	Slack	VANCOUV	Canada	This is a joke application, right?! I suspect the reason this is being touted is so the city can justify the numbers for the skytrain extension, and developers have seen the dollar signs in the opportunity. Once tbe developer goes, this part of town will be left with poor traffic, poor parking and views for only those in the upper floors of this one building. Until the next one is built....
11/29/2018	Cliff	B	Vancouver	Canada	I do not want to see short-sighted development of this kind; with little consideration for the character and history of one of Vancouver's unique neighbourhoods.
11/29/2018	patti	grann-bell	vancouver	Canada	
11/29/2018	Vanessa	Boname	Vancouver	Canada	The building was initially 17 stories but now it is twice the height! 28 stories is simply too tall for this neighbourhood. This will set a precedent along the Broadway corridor which will ultimately lead to the loss of views for thousands of residents and not just in this neighbourhood.
11/29/2018	Yael	Blum	Vancouver	Canada	I live in area and do t believe we need consultation around building heights with restrictions that support community health.
11/29/2018	Donald	Bell	Vancouver	Canada	Proposed 28 stories are far too much..blocking views and out of character with the neighborhood ..keep hi rises downtown
11/29/2018	Laura	Louie	Vancouver	Canada	
11/29/2018	Sharon	Jacobs	Vancouver	Canada	16 stories is fine; 28 is not in keeping with the area
11/29/2018	Wendy	Jacobs	Vancouver	Canada	To high.
11/29/2018	Christian	Vinassac	Vancouver	Canada	17floors were approved, NOT 28 floors. 28 floors on Broadway will set a precedent that is unfair to persons living in the area and to Vancouverites. We made a concrete jungle downtown. Are we going to allow this to continue in this area? Additionally we live in a major earthquake zone! What are we doing in this City?
11/29/2018	Pamela	Rosenbau	Vancouver	Canada	Keep tall buildings downtown - do not need that density in the area. Once there is one tall building others will follow and the neighborhood will look like downtown
11/29/2018	Harry	Bohm	Vancouver	Canada	Will increase property values and hence taxation. Also we need more rental properties not another high rise condo no one can afford.
11/29/2018	Leslie	White	Vancouver	Canada	
11/29/2018	Andrea	Stevens	Vancouver	Canada	I echo what many others have already said. Such a tall building would ruin city and mountain views, tarnish the character and charm of the neighborhood and add to the congestion.
11/29/2018	Janet	Rhodes	Vancouver	Canada	17 storeys is too high for the area already and will contribute to the diminishment of views, sight lines, loss of sun, increased noise and congestion. Downtown sized buildings belong downtown.
11/29/2018	Lucia	Li	Vancouver	Canada	Massive condos are reserved for downtown, not this heritage neighborhood.
11/29/2018	Les	Yu	vancouver	Canada	
11/29/2018	Anna	Podolny	Vancouver	Canada	No supporting infrastructure in the neighborhood for such tall building
11/29/2018	Britt	Redenbach	Vancouver	Canada	
11/29/2018	Paul	Podolny	Vancouver	Canada	Too high for the area, will cause massive congestion and affect the neighborhood character.

11/29/2018	Stephanie	Chan	Vancouver	Canada	High storey condos will destroy the character of this neighborhood.
11/29/2018	Lisa	Swinnard	Vancouver	Canada	
11/29/2018	Monica	Liu	Vancouver	Canada	28 stories is too tall for this neighborhood. It would be taller than any other building on Broadway in Vancouver. This is not Burnaby.
11/29/2018	Rob	Powell	Vancouver	Canada	A building of that size would compromise the character of everything south of False Creek.
11/29/2018	Olivia	Hourcade	Vancouver	Canada	
11/29/2018	Jessica	Lam	Vancouver	Canada	I live in this neighbourhood & I love the Community as is. NO 28 storey New Build on W Broadway & Birch.
11/29/2018	Joanne	Yang	Vancouver	Canada	
11/29/2018	nancy	frohlick	Vancouver	Canada	We are happy that their are heigh restrictions in place in our neighbourhood. No to 28 stories and obscuring of the mountain views!
11/29/2018	SHYLA	YLAGAN	Vancouver	Canada	
11/29/2018	Elizabeth	Kenny	Vancouver	Canada	
11/29/2018	Murat	Hot	Vancouver	Canada	Higher than approved already does not belong to this area.
11/29/2018	Emilia	Doro	Vancouver	Canada	This building is far too big for this neighborhood! Quite frankly it is too tall for any neighborhood. These big building built for density are ruining the neighborhood feel throughout the city. Vancouver does not need these types of buildings.
11/29/2018	Iman	Elmarashly	Vancouver	Canada	
11/29/2018	Kathryn	Spracklin	Vancouver	Canada	28 stories is much too high for this neighbourhood. The approval was for 17. Density is important but not this way. We want livable density.
11/29/2018	Yavuz	Kaya	Vancouver	Canada	
11/30/2018	Arthur	Fallick	Vancouver	Canada	outrageous attempt to double the density in a neighbourhood which could absorb the original proposal but would be overwhelmed by this change; the precedent would be catastrophic to community cohesion, sense of place and livability. There is no community plan to justify such a change
11/30/2018	Ryan	McCleery	Vancouver	Canada	Tradition. Common sense.
11/30/2018	judy	zaichkows	vancouver	Canada	We have to stop developers from constantly violating the zoning
11/30/2018	SiĀċn	Aitken	Vanvouver	Canada	
11/30/2018	rick	hovey	VANCOUV	Canada	This proposal is simple cash grab by the developer when the city has allowed a possible loophole to get some low income rental spaces. No need for 28 stories in this area,density can be had by increasing 14 story height along broadway to alma if need be.Many cities have put height limits inplace to prevent cutting off light and sky view.Take a walk down Broadway now and you do not feel closed in by structures,walk in center of downtown and feel the difference.This building if allowed would be just the start of at least a 28 story highrise corridor along Broadway,w.l,m sure if asked the majority of people in housing north or south of Broadway would not want this 300 ft high wall a block or tow away.Development yes but lets see some common sense .
11/30/2018	Simone	Ritter	Vancouver	Canada	It is too tall and does not fit in the neighbourhood. It will affect traffic and parking.
11/30/2018	Anne	Janeda	Vancouver	Canada	I support the need for necessary rental housing in Vancouver but not at the cost of creating a 28 story building that is instantly perceived as out of place, separate from the community.

11/30/2018	Douglas	N	Vancouver	Canada	I object to the proposal to add an additional 12 stories to the development which was originally approved for 16. Any additional height is not in keeping with the surrounding business area and more importantly not in keeping with the surrounding residential area. The additional capacity of the proposed building will negatively affect: traffic congestion in the area, noise pollution, views, and sun light penetration. As a voting tax payer I strongly object to the proposed increase in height of the building at the former "Denny's" site on Broadway.
11/30/2018	Bryn	Hyndman	Vancouver	Canada	skyline view of mountains
11/30/2018	Lesley	Mirza	Vancouver	Canada	This new proposed building will be significantly taller than any other building near to it. It should not be any taller than it's neighboring buildings.
11/30/2018	Barbara	Kisilevsky	Vancouver	Canada	The south Granville area is a residential community that should have a uniform height restriction of 8 stories for all new apartment buildings to preserve the beauty and liveability of the area. It should not grow higgledy-piggledy at the whim of developers to make more money.
11/30/2018	brian	harris	vancouver	Canada	this is my local community
11/30/2018	Patrick	Ritter	Vancouver	Canada	This tower will be the Burj Khalifa of Broadway and start a "Wild West" ideology for more towers along this corridor. This is not respecting the character of the surrounding neighbourhood. No thank you!
11/30/2018	dona	cornish	vancouver	Canada	Not in keeping with the neighbourhood.....will cut off sunlight to all areas north of Broadway.
11/30/2018	Celena	Benndorf	Vancouver	Canada	Densification isn't healthy for humans!
11/30/2018	Katie	Leah	Vancouver	Canada	
11/30/2018	Vicki	Morin	Vancouver	Canada	Obstructing views is not in anyone's best interest. The downtown high rises have obliterated our mountain views - shameful!
11/30/2018	Dragan	Strujic	Vancouver	Canada	28-storey building will obstruct light to and views from the windows of my condo. That will definitely reduce the value of my property.
12/1/2018	Giuliana	BERTuzzi	Vancouver	Canada	I live on the north side of s.22(1) Personal and , very close to Birch and this new gargantuan building they are proposing.
12/1/2018	Alexander	Ferguson	Vancouver	Canada	This building would be TWICE the height of other buildings in the neighbourhood and way too high at 28 stories, blocking sunlight from a large area, changing the ambiance of the community for the worse and leading to other massive buildings along the Broadway corridor. Rental buildings are good but not this high.
12/1/2018	Marian	Robson	Vancouver	Canada	A building twice the height of other buildings in the neighbourhood is unacceptable. This high rise would block the sun for large parts of the slope and would be just a first of many huge buildings that developers will want to build take advantage of the new Broadway Skytrain line. The City must protect the nature of Fairview Slopes and not allow developers to ruin this neighbourhood for financial gain.
12/1/2018	Mark	Taba	Vancouver	Canada	Please limit the height to 10 floors. Developers are just money making inhumane machines. They have no sense of fairness or humanity just money. They can build lots of 10 story buildings along Broadway and make money. City hall should show leadership and vision for future Vancouver and not just fall asleep with developers' money dance.
12/1/2018	Scott	New	Vancouver	Canada	Community character, bad precedent.
12/1/2018	Krista	New	Vancouver	Canada	Bad precedent.

12/1/2018	Derek	Bell	Vancouver	Canada	Not acceptable. It will block light to homes to its North. It will lessen vehicular traffic flow. It will set an unfortunate precedent for development of a Community much like Marine Gateway at Cambie and S.E. Marine drive which will destroy our quality of life in the neighbourhood of Fairview slopes.
12/1/2018	Tony	Tieu	Vancouver	Canada	
12/1/2018	Spencer	Kemp	Vancouver	Canada	
12/2/2018	Thomas	Oliver	Vancouver	Canada	The building is too tall for this area and will be the start of excessively tall buildings blocking out sunlight to our living area which is a major detriment to our life.
12/2/2018	Carla	Pitton	Vancouver	Canada	28 storeys is not suitable for the neighbourhood. That height will stick out like a very sore thumb.
12/2/2018	John & Jan	Langmuir	Vancouver	Canada	Bylaws are made for a reason, so developers do not monopolize the neighbourhood
12/2/2018	Carol	Sutcliffe	Vancouver	Canada	The proposed building height is unacceptable. I agree we need rental housing but the change from 16 floors to 28 to provide moderate income rentals is a cash grab. Even 16 floors is unprecented in this area but if 16 are allowed then they should have to provide moderate income housing within that scope.
12/2/2018	Judy	Russell	Vancouver	Canada	I have been through three projects where the developer was able to change the parameters of the conditions of the permit between starting the building/hole in the ground stages and completion. Who knows what else the city will approve between start and finish. Building a 16 storey site was bad enough, forever changing the neighbourhood. Twenty eight storeys is simply unacceptable despite the "good intentions" (provision of moderate income rental housing) of said project, no guarantee of what is on paper will actually come to fruition. And in no way does a 28 storey building provide a good transition between the lower buildings to the east and taller building, 12-14 storey buildings to the west. This 28 storey building would dwarf everything else in the surrounding area and set an unhealthy precedent for the future. Keep the tall buildings downtown and impose a 12-14 storey maximum or put a moratorium on building altogether. The people of this city have tolerated enough in the name of progress as the developers deepen their pockets. I agree with one protester who wrote that densification is not good for humans. Nor is shrouding a neighbourhood in darkness, shadows. I unequivocally oppose this development. JR
12/2/2018	steve	lucken	Vancouver	Canada	I realize guidelines are just that "guidelines" but piling an additional 12 floors on top of 16 is going way beyond a reasonable request. Totally out of character with this neighborhood. Infrastructure will be strained beyond capacity. This must be stopped!!!
12/2/2018	Ian	Poole	Vancouver	Canada	
12/2/2018	Sean	Nardi	Vancouver	Canada	The new, 28 story building doesn't respect the character and residents of the neighbourhood, nor is it similar in height to surrounding structures (it's twice the height of the tallest building nearby).
12/2/2018	Sharlene	Ford	Vancouver	Canada	I live in the neighbourhood and it would block sunlight to our home.
12/2/2018	Miriam	C	Vancouver	Canada	Coleen Hardwick and other councillors are talking about a city wide plan, consulting with residents. Respecting neighbourhoods. Let our concerns be the beginning of that. Stop rubber stamping developers requests and listen to the people who live in this city! We say NO to the revision of this project! Just because a subway will be built does not mean carte blanche for development. Spread out the density as others are saying. We live in a neighbourhood of rental apartments. But they are lowrise, walk ups so and brings character and interest to the area.

12/2/2018	Morag	W	Vancouver	Canada	A 28 storey building does not belong in an area of 10 to 12 storey buildings, built in compliance with the current zoning restrictions. The laneway and Birch Street could not cope with the traffic generated by 2 levels of commercial and 262 residential units. This is not a suitable site for this development. The zoning of this site should be equivalent to that of it's neighbours at 10 to 12 stories.
12/3/2018	Glen	Hack	Vancouver	Canada	A 28 story building would stand out like a very sore thumb as this would be 2x the height of any of the other buildings in the surrounding area. Let's not ruin the look and feel of another neighbourhood.
12/3/2018	Carmen	Dueck	Vancouver	Canada	
12/3/2018	Wendy	Mccleery	Vancouver	Canada	Restrict height of high rises for Broadway corridor to max 12 stories!!
12/3/2018	Daianna	Panni	Vancouver	Canada	A new building needs to fit into the existing neighbourhood. 28 floors will add unsustainable congestion, cars, foot traffic into our neighbourhood.
12/3/2018	Carl	M.	vancouver	Canada	This is a bad decision.Look at the two tall buildings just recently built on false creek and another in the making, it eliminated the spectacular view of Grouse mountain,and is no longer there for a lot of us to contemplate.The same goes for BC Place,no more beautiful lights at night can be seen. What a shame. I say stick to the guidelines already in place.
12/3/2018	Nurjehan	Haji	Vancouver	Canada	Do not want to make the area into highrises. Future difficulties will increase eg. traffic
12/3/2018	Dave	Robitaille	Vancouver	Canada	Building height and street parking issues that many units will create
12/3/2018	Daphne	Lobb	Vancouver	Canada	
12/3/2018	Jack	Habart	Vancouver	Canada	We need to stay with OCPs, and the height is too much for Broadway.
12/3/2018	Steve	Lucken	Vancouver	Canada	As a long term resident in this neighbourhood, I strongly oppose increasing the height of this proposed building and all others along the Broadway corridor. Too much has already been lost in terms of character, views and light with the current developments which are much lower.
12/3/2018	Lin	Rubin	Vancouver	Canada	This proposal will destroy the neighbourhood, only to line the pockets of the developer. This area is unique and MUST be left alone!
12/3/2018	JAKICA	LE CARRE	VANCOUV	Canada	
12/3/2018	Karen and	Hammell	Vancouver	Canada	Because rental housing is important and ought to be part of every community. It should not be used as a strategy by developers to transform and dominate a community.
12/3/2018	Henry	Chiu	Vancouver	Canada	
12/3/2018	Barbara	Booth	Vancouver	Canada	The new height would drastically change the make up of our neighbourhood...
12/3/2018	Dale	Dreffi	Vancouver	Canada	As a renter in Fairview in a precarious position, I welcome development of rental housing. But I hope that such development would be done in a thoughtful way that respects the character of the neighbourhood and mitigates the negative effects on the existing residents. I think this building is too high and am worried about the shadow that will be cast. And what next? Please city councillors, can we have a comprehensive plan for the neighbourhood and do better to address our housing crisis?
12/3/2018	Anita	Wong	Vancouver	Canada	
12/3/2018	Patty	Leong	Vancouver	Canada	

12/3/2018	Karen	Fang	Vancouver	Canada	
12/3/2018	Greg	Bonkowski	Vancouver	Canada	
12/3/2018	Eibert	Mecia	Vancouver	Canada	
12/3/2018	Czarina	W.	Vancouver	Canada	
12/3/2018	Caroline	Krause	Vancouver	Canada	I have lived in the neighbourhood for 33 years and have witnessed the negative effects of highrise construction that has marred the once beautiful Vancouver skyline.
12/3/2018	Bob	Davidson	Vancouver	Canada	It sets a very disturbing precedent for owners and renters south of West Broadway (from Main St to Arbutus St) who might currently enjoy a nice view of the North Shore Mountains.
12/3/2018	Carol	S	Vancouver	Canada	
12/4/2018	Donald	Chisholm	Vancouver	Canada	
12/4/2018	Mavourne	Wadge	Vancouver	Canada	I believe the character and the beauty of our city will be destroyed if we allow a jungle of high rises
12/4/2018	Harlan	Pruden	Vancouver	Canada	
12/4/2018	Berenice	Freedome	Vancouver	Canada	Jameson previously received approval for a 16 storey building " this new proposed construction is far too tall. It will destroy the integrity of our neighbourhood and literally cast a shadow over us all. The 16-story building with affordable housing should be fine, but not this monster - It would be twice the height of the tallest building, which is unacceptable.
12/4/2018	Linda	Farrell	Vancouver	Canada	28 storey building would be totally out of place in our unique neighbourhood. If I wanted to be surrounded by high rises, I would be living downtown.
12/4/2018	Lesley	Mackenzie	Vancouver	Canada	
12/4/2018	Varda	Stolov	Vancouver	Canada	High rise will change the beautiful character of our neighborhood
12/4/2018	Michael	Wong	Vancouver	Canada	I have family in the area and it would be a shame if the view in the area is obstructed
12/4/2018	Barbara	Cheng	Vancouver	Canada	Building will be too high for the neighborhood
12/4/2018	John	Alvarez	Vancouver	Canada	I have lived on s.22(1) Personal and between Hemlock and Birch on Fairview Slopes since 1992. While I support the development of the Broadway corridor the recent proposed change to the original 17 storey building to a 28 storey structure will set a bad precedent for the area. I've enjoyed sunlight in my townhouse with only minimal shadows in the winter from the current buildings on Broadway. A 28 storey structure will only increase shadows in the summer, impacting my outdoor space dramatically. Not to mention the increased traffic along 8th avenue in front of my home. I strongly oppose the application to increase the height and density of the development at Birch & Broadway.
12/4/2018	Diane	Peters	Vancouver	Canada	
12/4/2018	Blain	Archer	Vancouver	Canada	Selling height is like selling parks. The airspace allows us to see the sky, the sun and be calm. Allowing 28 here is the tip of the iceberg for more and more applications for height increases! Pure stupidity! Do we want to be like New York?
12/4/2018	Terry	Kline	Vancouver	Canada	Terrible idea. That height is excessive and will directly impact the view north from my property.
12/4/2018	Anne	Wheeler	Vancouver	Canada	I live in the neighborhood. The height and population density are of concern to me.
12/4/2018	Tammy	Sevier	Vancouver	Canada	I live in this neighbourhood and a 28 storey building is too high. Yes, we need more rental, but not 28 stories where most buildings are 4 stories.

12/4/2018	Michael	W.	Vancouver	Canada	Inconsistent with neighborhood. Would impact family and overall livability and set a bad precedent which would be used to drive multiple high-rises in the area.
12/4/2018	Mathieu	Aubin	Vancouver	Canada	28 storey building is way too high in my neighbourhood. This will dramatically affect our community in negative ways.
12/4/2018	winifred	addis	Vancouver	Canada	While I support the development of the Broadway corridor the recent proposed change to the original 17 storey building to a 28 storey structure will set a bad precedent for the area. I believe the character and the beauty of our city will be destroyed if we allow a jungle of high rises.
12/4/2018	Elizabeth	Payne	Vancouver	Canada	This building is way too high and will destroy the liveability of this area. It should not be more than 14 stories high and ideally should be only 4 stories high. If The developers want to increase density they should do it s.22(1) Personal and Confidential
12/4/2018	Aren	Fieldwalke	Vancouver	Canada	The development itself is fine in concept EXCEPT for now how high the developer wants to go. 17 stories was acceptable but 28 is simply not. It will set the wrong precedent for the area and reduce the quality of the neighbourhoods appeal and attraction to those wishing to live there. There are plenty of high rise apartments in the city - not every area of Vancouver NEEDS them and if they do they must adhere to the overall aesthetic of build environments in that area.
12/4/2018	Jordan	Dutton	Vancouver	Canada	obstructing the view - traffic is already a nightmare at times.
12/4/2018	Deborah	Pound	Vancouver	Canada	The prposed height of this building will impact the entire neighbourhood - there is already an issue regarding parking, and increased traffic. The intersection at Birch and Broadway is already a difficult crossing. re is no need to add another 12 floors - particularly as I am assuming these will NOT be rental units - we don't need more condos we need more rental units of reasonable affordable rent pricing. An additional 12 floors is unnecessary and will impact this living area very negatively
12/4/2018	Beverly	Milne	Vancouver	Canada	
12/4/2018	Dorothy	May	Vancouver	Canada	
12/4/2018	Jane	Edwards G	Vancouver	Canada	Parking is already completely at tipping point in the high density Fairview Slopes corridor. 28-stories is completely excessive to the nature and nuance of the neighbourhood. I have lived 2 blocks from the proposed site for 19 years and enjoy the closeness of the townhouse, lowrise community. Although I support the city's mandate to allow affordable rental units -- an unprecedented 28 stories would have an extremely negative liveability impact for the neighbouring community.
12/4/2018	Elin	P.	Vancouver	Canada	28-storey building is too much. It will change completely the neighbourhood and will create a precedent.
12/4/2018	Emma	Middleton	Vancouver	Canada	I've lived in the area almost my whole life, and it's been heartbreaking to watch the views of the mountains slowly disappear. We need to do better to make sure the beauty of Vancouver is accessible to all, not just a select few at the (literal) top. I already feel unsafe as a pedestrian due to the amount of traffic in the neighborhood, increased density would make things even worse.
12/4/2018	Susan	Dyson	Vancouver	Canada	28 stories is too high for this development and density are required but should be spread more evenly along Broadway, not skyscrapers in specific areas creating congestion hotspots. Parking and traffic are already very difficult.
12/4/2018	Cindy	Thornton-	Vancouver	Canada	A 28 story building in this residential area will limit or block sunlight, air space, daylight and increase increase traffic, This neighbourhood does not need a towering monstrosity. Let's keep the charm and beauty of Vancouver intact.

12/4/2018	Carllie	Hennigan	Vancouver	Canada	If we allow this we are continuing to lose our Vancouver! We are losing the beauty and liveability of our communities. This would be the first of even higher buildings on West Broadway will eventually completely block the views and "space" of all those living to the south. We have to stop this rampage somewhere! Please do not allow this ridiculous development, which is completely incompatible with and insensitive to the needs of all the people living in this area.
12/4/2018	Bryan	Fair	Vancouver	Canada	This is not the downtown core, this is a low rise residential neighbourhood. Just because the developer paid too much for the lot isn't a reason the rest of us should pay the price. Traffic on 8th Avenue has already shot through the roof in recent years, and construction of both huge buildings and the Broadway line will result in drivers using 8th to avoid the corner of Hemlock and Broadway. A week doesn't go by that someone doesn't almost get hit crossing at Birch and 8th. How will increasing density to this degree (tip of the iceberg) help a situation that is already bad and getting worse. I don't expect anyone at City Hall to listen to this plea, but let's find out where the city planners and developers live and find out their reactions to towers going up in their backyards.
12/4/2018	Geraldine	Brooks	Vancouver	Canada	
12/4/2018	Alison	Lum	Vancouver	Canada	
12/4/2018	John	Cotter	Vancouver	Canada	
12/4/2018	Steffany	Alden	Vancouver	Canada	DEFINITELY NOT your proposed 28-storey building. 16 stories is bad enough as it is. What's important - a livable low density neighbourhood
12/4/2018	Laara	Brown	Vancouver	Canada	This would open the door for more highrises in the area. We are already a high density area. The traffic is already congested. There is no parking in the area.
12/4/2018	Barry	Krause	Vancouver	Canada	We do not want a 28 storey building to set a precedent in this area.
12/4/2018	Laura	Sekirov	Vancouver	Canada	i like Fairview in its current state and wouldn't want it to become Downtown
12/4/2018	Patrick	Mccleery	Vancouver	Canada	
12/4/2018	Diana	Pammente	Vancouver	Canada	We need to nip this in the bud before City Council turns Fairview into Yaletown. I don't trust planning staff to consider the concerns of existing residents.
12/4/2018	Nicole	Bergman	Vancouver	Canada	A 28 storey building is going to change the look, feel and livability of the south Granville neighbourhood. The thought of having such a building blocking natural light and creating a concrete jungle while undermining the urban design in this part of Vancouver that was thoughtfully planned and developed over the past 30 years is careless and unnecessary to say the least. Height restriction is necessary to stop developers from making Vancouver and the south Granville neighbourhood more congested and excessively dense where it will be unbearable to live.
12/4/2018	Keith	Jarvis	Vancouver	Canada	This was not the original plan and now they are trying to destroy our neighbourhood by turning us into another Yaletown monstrosity. This is not acceptable in our neighbourhood. Don't destroy Fairview for the sake of rapacious developers.
12/4/2018	Ya-Hsun	Chung	Vancouver	Canada	They changed their plan after they got permission. That is a dirty tactic to gain more money.

12/4/2018	Elizabeth	Y.1316w.	Vancouver	Canada	10 stories should be the maximum height for Broadway. The traffic will become even more congested. Existing infrastructure cannot handle more. Any little view that is still there will be lost forever. Furthermore, the affordable 3 and 4 story rental walk-ups that exist between 10th and 16th Ave. will be in jeopardy. Renters should feel secure in the livability of their neighbourhood. Particularly, Broadway sits on high ground already, unlike downtown, and allowing a taller development like this would destroy the beauty, livability, and accessibility of Broadway. With such a large site, the ideal height should be similar to the developments around Broadway and Arbutus...6 to 10 stories. Letâ€™s have consistency along Broadway. Please do not suffocate the city!
12/4/2018	Wendy	Verbaas	Vancouver	Canada	I am the strata president at 7th Heaven at 7th ave and Birch St. The proposed building puts my building and many others directly in a sun shadow that will effectively block sunlight to buildings southeast, south and southwest. The current zoning height restriction for the neighbourhood should be enforced, as all other construction along this corridor has had to adhere to it. No exceptions should be allowed. Period. The location is already going from a single story commercial building to a high rise. This honours the principle of densification. The extra stories should NOT be allowed.
12/4/2018	Annie	Chang	Vancouver	Canada	Building is too tall and will be incongruent with neighborhood
12/4/2018	Matthew	Waites	Vancouver	Canada	It is blocking view and will cause damaging changes to my neighborhood with complications in parking, storage, traffic, power use, view destruction, rent costs...and much more. This should not be allowed and needs to be controlled.
12/5/2018	Akiko	Fukushima	Vancouver	Canada	Should stay as 16-stories, otherwise it will put our neibourhood in shade.
12/5/2018	kim	milligan	vancouver	Canada	
12/5/2018	Phillip	Hunt	Vancouver	Canada	Existing zoning is already 50% higher than current structures. The proposal is excessive and will contribute to placing fairview slope in permanent shadow. The city must maintain, if now lower the 18 story limit.
12/5/2018	marty	starr	Vancouver	Canada	I live on 7th Ave at Birch St and this building is going to block the sun to the south. Please keep it at 16 stories. This area has had to deal with the towers at 7th and Granville(old Pacific Press) to the west and the Trans Mountain Bldg, plus all these overgrown trees up and down 7th. No wonder people are depressed. People need sunlight!
12/5/2018	Kathleen	Emerson	Vancouver	Canada	We live directly north of this site and such a large building will mean NO sunshine on our living space for most of the winter and spring. Please respect the existing height restrictions, 18 floors is plenty!
12/5/2018	Eric	Derbez	Vancouver	Canada	This will darken our doorstep. We live one street down. The bylaws exist for a reason. That is a lot of gall to go from 16 to 28 under the guise of 'social housing'. We have heard this bait and switch story before.
12/5/2018	brian	Mclauchla	Vancouver	Canada	The increased height will dramatically reduce the remaining sunlight reaching my property as well as negatively impact the complexion of our neighbourhood, turning our medium height skyline into a high-rise district. I see it as a developers intrusion which massively alters our community in a negative fashion. .
12/5/2018	Jinhi	Ahn	Vancouver	Canada	Way too tall! Even 16 stories is too tall. Keep new buildings in Vancouver at 4-6 stories to make the city more livable.

12/5/2018	Inelda	Carbajal	Vancouver	Canada	It is important that we take care of the environment and beauty of this city. A massively high 28 story building is like a sore thumb that blocks the mountains and does not fit in with the surrounding commerce and residential character and functionality. It will also set a precedent for other investors wanting to insert a tall building in other in other areas where only the financial aspect matters to these investors. We will not have the reality and reputation of the beauty of the ocean, mountains, forest and parks if we have these buildings in these peaceful areas that are surrounded by residents that love, enjoy and take care of this peace, beauty and environmental reality.
12/5/2018	Randi	Weiss	Vancouver	Canada	
12/5/2018	Stefania	Indelicato	Vancouver	Canada	
12/5/2018	Larry	Koo	Vancouver	Canada	The height of this proposed building is completely out of character with the neighborhood. Allowing this to proceed sets a bad precedent. The height restrictions are there for a reason. We want to preserve the quality of life. We do not need greater density with the accompanying problems of increased traffic, even more parking problems, blocked views, and less natural light.
12/5/2018	Shelora	Dalen	Vancouver	Canada	Don't turn cozy neighbourhood low rise Fairview into Yaletown; dark congested and heavy traffic, no sun. This area still has the effect of a neighbourhood with some sun...Let's not continue creating dense population just for the \$\$\$\$. We need sun and a view which we here have always had... Many tenants in the building south will be greatly effected... Keep it at 16 stories or less.
12/5/2018	Karen	Johns	Vancouver	Canada	
12/5/2018	Alexandra	Charlton	vancouver	Canada	Good that the initial proposal includes social housing. No need to negate that good with adding extra height to increase the impersonal nature of the construction and turn this into a no-sunlight, wind corridor zone cf Toronto.
12/5/2018	Weihua	Peng	Vancouver	Canada	This added 28-storey building will block the view of the people living in that area, we don't need high buildings in South Granville area.
12/5/2018	FENG	LIU	VANCOUVER	Canada	
12/5/2018	Darlene	Hegedus	Vancouver	Canada	28 stories is too high for this neighbourhood.
12/5/2018	Vicki	Loucks	Vancouver	Canada	Too high by 12 floors and will set a precedent for building height....28 floors is too high for this neighbourhood!!! This will cause more parking traffic congestion in our neighbourhood
12/5/2018	Jim	Wright	Vancouver	Canada	
12/5/2018	David	Scott	VANCOUVER	Canada	
12/5/2018	Frank	Lee	Vancouver	Canada	

12/5/2018	Sharon	van Dijk	Vancouver	Canada	This building is just blocks from our home, which has been a quiet retreat for our family for many years now. We know our neighbours, and we love the friendly community we belong to, with bike routes, our community garden and despite being on a direct transit route, has remained a safe and enjoyable place to live. We already have difficulty having friends and family over in terms of parking space. This building would increase the density of our area, increasing the noise and availability of parking.... obstruct views for neighbours who have lived in the area and invested in their homes. 16 stories is already high... 28 seems unreasonable. We didn't choose to live downtown due to the higher density of high rises. It isn't what Fairview has become known for. We're an eclectic community already full of young families, young professionals and retired couples, as well as lower income folk who have enjoyed the uniqueness of our community. This building does not fit with our neighbourhood and sets a precedent for other builders to do the same. I ask you respectfully to please impose a reasonable height restriction! Thank you.
12/5/2018	Faisal	Mirza	Vancouver	Canada	
12/5/2018	Bill	B.	Vancouver	Canada	More than 12 story building is too high for this area. We had to stop this developer when they went for 17 floors . This is not a social housing at all. As per developer only 20 percent of the units - of course the lower units- will go to people with \$30k -\$80k income and only for 30 years. 80percent is market rental right away and after 30 years is all market rent and possibly developer can sell them after 30 years at market value. High floors will have the best view in Vancouver and Will rent possibly for more than \$15k or more for two and three bedrooms. Riches of the rich will come from all over the world or other people will rent or sell their home to live in this high end so called "solution to rental unit shortage" rental only building. Developer company Jamison is going to make lots of money out of this. That is the reason this developer got so greedy and aggressive to increase it to 28 floors. I hope city staff and city counsellors read this. This is not social housing for low income. This is luxury living for the top 1 percent of the world.
12/5/2018	Virginia	Gray	Vancouver	Canada	I am strongly opposed to a 28 storey building in my neighborhood as it will be a visual blight and vastly increase crowding, as well as block access to sun and views.
12/5/2018	Carollyne	T.	Vancouver	Canada	Because it sets a precedent and will encourage other developers to do the same thing. This type of building creates more shade, cuts off views and increases density in a
12/5/2018	Greg	Mendes	Vancouver	Canada	
12/5/2018	Natalie	Mendes	Vancouver	Canada	
12/5/2018	Gerry	Mendes	Vancouver	Canada	
12/5/2018	Norman	MacKenzie	Vancouver	Canada	Neighborhood community building aesthetics and proportions.
12/6/2018	CRAIG	VOLKER	VANCOUVER	Canada	
12/6/2018	Kerry	Bjarnason	Vancouver	Canada	28 stories is too much. 16 stories will be compatible with the neighbourhood.
12/6/2018	Linda	Cohen	Vancouver	Canada	I live a block away.
12/6/2018	Jocelyn	Coupal	Vancouver	Canada	

12/6/2018	Anna	Holeton	Vancouver	Canada	I am opposed to the height of this proposed 28-story building in our area where ~12-story along Broadway is the norm. Approving a building of this height - over twice the norm - will set a precedent for similar approvals. I am opposed to densification of the area around Broadway & Granville, which is already a busy high traffic area. The livability of our neighbourhood is already declining due to increasing noise from traffic and current construction projects.
12/6/2018	Stuart	Richmond	Vancouver	Canada	I live half a block away from the proposed building development. There seems to be little or no interest in the effects on current residents. The new building of 28 floors will add extra population density, traffic, noise, congestion and with some loss of sunlight not to mention the damage to the urban landscape. This on top of the other multi-story building going in to replace the demolished masonic temple immediately south on west 7th Avenue. The qualities that once made Vancouver the world's most liveable city are fast being eroded. I realize that rental accommodation is needed but the South Granville area is already carrying a heavy enough burden on residents with the major artery that is Granville Street itself. And I have to question whether this building is really intended for those most in need.
12/6/2018	Mary Jane	Kay	Vancouver	Canada	
12/6/2018	Heidi	Schiele	Vancouver	Canada	
12/6/2018	Clara	Sohn	Vancouv	Canada	
12/6/2018	Ian	Crook	Vancouver	Canada	That this proposal would even be considered by council displays how inane the planning process is in this city. Before going any further council needs to develop and articulate their individual vision for the Broadway corridor, and that host well-advertised public meetings to speak to their vision - in the community - not at City Hall. The proposal makes no sense - other than for the developers.
12/6/2018	Helen	Hannaford	Vancouver	Canada	
12/6/2018	William	Blake	Vancouver	Canada	
12/6/2018	Laura	Woods	Vancouver	Canada	28 stories will tower over the surrounding buildings, blocking views and causing shadows. The area is already densely populated, and this will add to congestion and parking woes.
12/6/2018	Doreen	Clarkson	Vancouver	Canada	I feel 16 stories is already too high for buildings and strongly oppose a 28 storey building.
12/6/2018	Michiyo	Katayama	Vancouver	Canada	
12/6/2018	Amney	A	Vancouver	Canada	16 floors is high enough and in keeping with the community feel of the neighbourhood. This is not a downtown, inner city area, nor should it turn into one, for all the reasons already noted by others. There are height restrictions here for a reason and it is irresponsible to change them to satisfy one developer and destroy this neighbourhood. The other comment is that suites should be sold to local Canadians first and not offshore investors. I do hope that is finally being monitored.
12/6/2018	Deborah	Gwynn	Vancouver	Canada	16 stories is plenty tall enough for this area. The view corridor to the north shore needs to be maintained. This whole development process needs to be clarified and clear now, and not later after we have a train line down Broadway --if processes not in place now then we'll get massive development like on Cambie street. Broadway doesn't need whole city blocks taken down for development.

12/6/2018	Zaira	Diaz	Vancouver	Canada	I'm excited for the growth happening to our area. It's exciting to think that everyday our community becomes more vibrant with new shops and restaurants coming into the neighborhood. Certainly, new developments play a large role, but 28 stories is not the right fit for Fairview. Beautifully designed 16 story buildings are perfect to allow for growth but maintain the charm all of us residents love.
12/6/2018	Frances	Wheeler	Vancouver	Canada	A 28 storey development would change the atmosphere of the neighbourhood. Leave those type of high-rises to downtown. Increased density not welcome in this area.
12/6/2018	Maria	Vallejo	Vancouver	Canada	
12/6/2018	Robin	Shaw	Vancouver	Canada	The lack of street parking is a big problems!
12/6/2018	ying	yap	Vancouver	Canada	I think it is absolute unnecessary to ruin the sky line of Broadway and not the speak the density, pollution, stress what brings with this extra 12 stories! Broadway street will be totally out of balance and eventually destroy the outlook of the street and later the city, which is already ugly for bigger part of the city.!
12/6/2018	Sara	Martin	Vancouver	Canada	
12/6/2018	Sarah	Fawcett	Vancouver	Canada	I live right behind the building site. This buildinf will ruin the area. The charm and not to mention the view.
12/6/2018	William	Donald	Vancouver	Canada	
12/6/2018	Allison	McCarlie	Vancouver	Canada	We do not want to see our neighborhood turn into just a bunch of high rises and way too many people.
12/6/2018	Chris	Snow	Vancouver	Canada	I support market rental housing and do believe there is a need for much more, however, I fear the precedent it could set.
12/6/2018	Mario	Sota	Vancouver	Canada	
12/6/2018	Marie	Benavente	Vancouver	Canada	I understand the need for more affordable housing however this should not be at the expense of ruining our beautiful city. 28 stories at this location is much too high!
12/6/2018	Aaron	de Jong	Vancouver	Canada	I've lived in this area for 6 years and 28 stories would dwarf the existing livability and character of the South Granville area.
12/6/2018	Brenda	Smith	Vancouver	Canada	
12/6/2018	Sylvie	Gelinas	Vancouver	Canada	I find there is too many building in this city that are already too tall it blocks the view and take away the beauty of our city
12/6/2018	Gayle	Yamaki	Vancouver	Canada	The integrity of the area needs to be maintained .. enough of the character of the area has been compromised. We should look at a place like Portland which has managed to keep the city beautiful .. why 28 stories?
12/6/2018	helen	wood	Vancouver	Canada	this increased height will dwarf all the surrounding buildings and block what light the north facing apartment buildings to the south have. it will be an eyesore in the neighbourhood.
12/6/2018	Natalie	Daniels	Vancouver	Canada	
12/7/2018	Scott	Hughes	Vancouver	Canada	The height for condo floors has already been established. We all know that any accommodation along Broadway will not be for people with moderate income. It is just developers lining their pockets with as much money as possible!
12/7/2018	Harmony	Poisson	Vancouver	Canada	
12/7/2018	Colleen	Cruikshar	Vancouver	Canada	The original proposal of 16 floors is high enough and in keeping with the community feel of the neighbourhood. It seems as if the developer is trying to maximize the upcoming transit expansion along Broadway at the expense of its neighbourly feeling.
12/7/2018	Michelin	Tait	Vancouver	Canada	It is precedent setting. We would be beginning to block out all sunshine,eventually airflow. I lived in Hong Kong and this the eventuality. Think of the future. It starts today.

12/7/2018	Tony	Yu	Vancouver	Canada	A building this tall does not fit into this neighborhood and community. 16 stories is already higher than other buildings in this neighborhood ... 28 stories is completely out of character and will set precedence that will adversely affect the face of West Broadway.
12/7/2018	Huitt	Tracey	Vancouver	Canada	The current height allowances are good enough.
12/7/2018	Steve	Tait	Vancouver	Canada	I live in this area. Buildings of 28 floors are unsightly, do not fit with the character or height of other buildings in the area, block sunshine & light and generally detract from the aesthetics of this area. Please don't approve this application!
12/7/2018	Joanne	Dean	Vancouver	Canada	
12/7/2018	Arthur	Weissinge	Vancouver	Canada	This building would establish a precedent that would lead to greatly increased car traffic one block from one of the busiest bike paths in the city (10th Ave.) It also has the potential to overload existing infrastructure, leading to decline in service and ultimately increased costs to current residents in the immediate area.
12/7/2018	Daniel	Worsley	Vancouver	Canada	As a resident of South Granville for over 37 years, I feel the size and scale of the proposed 28story building is totally inappropriate for its site.
12/7/2018	Joan	McCarthy	Vancouver	Canada	At 28 stories the building lacks any relationship to the surrounding area. Affordable housing should be integrated into the character of the neighborhoods all along the Broadway corridor.
12/8/2018	Barry	Komar	Vancouver	Canada	I supported the 16 story redevelopment, acknowledging that Vancouver needs to densify. HOWEVER, I feel like by agreeing to a reasonable proposal, this property developer has taken any goodwill out of the discussion with what can only be described as a classic "bait and switch" tactic. This is a perfect example of why residents in Vancouver have a growing mistrust of developers. The 28 story proposal is not only so proportionally out of place on Birch Street, but the sheer volume of people and their vehicles, we put significant strain on the surrounding areas.
12/8/2018	B	Andrews	Vancouver	Canada	Didn't support 16 stories to begin with, 28 stories does not fit into this neighbourhood. Shouldn't be higher than 1268 W Broadway.
12/8/2018	Joey	Huang	Vancouver	Canada	28 stories build just too much for the neighborhood . It will block the sunlight and create a bottle neck for local traffic around this area .
12/8/2018	Tom	Elliott	Vancouver	Canada	
12/8/2018	Anne	Creaser	Vancouver	Canada	Building moderate income units in the most expensive areas to live and obtain services is irresponsible. Nor is it responsible to build oversized buildings for which the city does not have sufficient infrastructure to support. These larger buildings are inherently very expensive to maintain and repair, so all the rent will be directed towards paying off the exorbitant land cost, taxes etc. The rents will ultimately be unaffordable as the building was placed in the wrong spot. Thereâ€™s a stark reality here - rental buildings should be built outside the metro core. Current built rental100 buildings are already vastly exceeding affordable rents at \$2500-\$3500 - so of course they remain empty. The COV needs to wake up and move these things outside Metro Core boundaries. It is not worth it to destroy Vancouverâ€™s views and livability with excessive density. Thereâ€™s supposed to be a zoning freeze along Broadway so this proposal should be outright denied.
12/8/2018	Jennifer	Cao	Vancouver	Canada	
12/8/2018	Dylan	Huang	Vancouver	Canada	

12/9/2018	Tim	B	Vancouver	Canada	Too high too much density!
12/9/2018	Claire	Young	Vancouver	Canada	The height is the issue for me. Completely out of character for the area. No other building that high on Broadway within miles. I support 15 or 16 stories.
12/9/2018	Paul	Ryall	Vancouver	Canada	I do support increased density in the area but not to this extent.
12/9/2018	Vicki	Ryall	Vancouver	Canada	
12/9/2018	Brad	Tremblay	Vancouver	Canada	This building will be twice the height on any other building in our neighborhood. Also exceeds the bylaw height. Please do not pass this.
12/9/2018	Susan	Boyd	Vancouver	Canada	The height is completely out of character with the community around, or anywhere nearby, for that matter. I support rental housing but the approved 16 stories is in keeping with the character and will not block as much light, etc. 28 is far too many.
12/10/2018	Barbara	Kaminsky	Vancouver	Canada	It seems that the developer was disingenuous in previously applying for lower density which would have been easier to approve. This change needs a great deal more explanation and consultation.
12/10/2018	Kevin	Inouye	vancouver	Canada	Because the City of Vancouver continues to sell itself to developers. Do you wonder why housing prices are so expensive? People want to live in the most expensive area of the city, even though they cannot afford the prices and want others to subsidize the costs.
12/10/2018	Helen	Lam	Vancouver	Canada	Taller buildings block views and changes the circulation of air around the area. It does not help improve the living standard of the area. City infrastructure is not ready for a sudden increase in population. Building unaffordable rental housing does not help ease the issue.
12/10/2018	Mathew	Gilroy	Vancouver	Canada	I am a resident of the area and do not want to see buildings of that height on this side of downtown. I fear that the moment we allow for one such building to be erected, that will open the door for more buildings of that size and larger to be built along Broadway.
12/10/2018	Jatinder	Nijjar	Vancouver	Canada	
12/10/2018	Diana	Beairsto	Vancouver	Canada	
12/10/2018	Glenda	KUSCH	Vancouver	Canada	
12/10/2018	Amara	Hunt	Vancouver	Canada	This will be a huge strain on our already limited infrastructure.
12/10/2018	Cecilia	Nitz	Vancouver	Canada	I live right behind the proposed 28 storey building
12/10/2018	Rob	Young	Vancouver	Canada	
12/10/2018	Inda	Cneac	Vancouver	Canada	Have lived in this neighborhood for over 20 years because it is quiet and buildings' height is on human scale. Having a 28-floors building in this area would be an eye-sore: the tower will cast a shadow on adjacent buildings, increase noise and car pollution and, become a precedence to additional higher towers; it would be a replication of ugly Yale Town. Planning should be done so that the quality of life of people living in the neighborhood does not deteriorate.
12/10/2018	Stewart	Robson	Vancouver	Canada	For all the reasons you can find on www.28floors.com
12/10/2018	Alistair	Tsang	Vancouver	Canada	Keeping the culture of neighborhood is important.
12/10/2018	Terry	Sanderson	Vancouver	Canada	I see the foot's in the door, and fear future development will continue at this height and probably even higher.
12/10/2018	Amy	Silva	Vancouver	Canada	

12/10/2018	Kent	Lins	Vancouver	Canada	28 storeys on Broadway is too high too soon. I think possibly once more moderate 16 storey buildings fill in the Broadway corridor, then heights in the 28 storey range could be lightly interspersed. This height proposal is 8 - 12 years too soon.
12/10/2018	Kevin	Fairbairn	Vancouver	Canada	
12/10/2018	Ferdinand	Ertl	Vancouver	Canada	
12/10/2018	Cody	Tal	Vancouver	Canada	
12/10/2018	Graham	Ashworth	Vancouver	Canada	This is density the neighbourhood cannot sustain. Wedged between granville and the bike lane this is madness to the increased vehicle traffic the new skyscraper will add to the road network. Why take a risk on something that sits outside the current guidelines by doubling the density on a block.
12/10/2018	Shauna	Herter	Vancouver	Canada	
12/10/2018	Ramon	Seibt	Vancouver	Canada	it takes the character away from the neighbourhood. It will be so much busier, way more ppl, less parking spots. not enough daycare spots and schools in that area.
12/10/2018	Carolyn	Wong	Vancouver	Canada	
12/11/2018	Adam	Bogoch	Vancouver	Canada	We must maintain some sense of heritage even with new developments. People live in Fairview/South Granville and Kits because it's NOT Metrotown or downtown. A building this high is open the flood-gates for more developments of this nature.
12/11/2018	Katharina	Carmona	Vancouver	Canada	
12/11/2018	Carol	Sutcliffe	Vancouver	Canada	Taller buildings block views and changes the circulation of air around the area. It does not help improve the living standard of the area. City infrastructure is not ready to a sudden increase in population. Building unaffordable rental housing does not help ease the issue.
12/11/2018	Taylor	Hastings	Vancouver	Canada	
12/11/2018	Tod	Stewart	Vancouver	Canada	A building more than twice as tall as the existing mid rise neighbourhood is not acceptable.
12/11/2018	Carolyn	Beavington	Vancouver	Canada	28 floors is too tall in our neighbourhood and would not fit in. Also, parking is already at a premium and this would make it impossible.
12/11/2018	David	Rose	Vancouver	Canada	
12/11/2018	Candice	Chamberlain	Vancouver	Canada	
12/11/2018	Andrew	McMillan	Vancouver	Canada	
12/11/2018	Susan	Shack	Vancouver	Canada	With taller and taller buildings we are losing the precious views of the mountains and the water which we all treasure so much. And the traffic is horrible as it is, without added towers.
12/11/2018	Diana	Buric	Vancouver	Canada	Having a giant building will completely change the tone of the neighbourhood, skyscrapers do not build communities. I have been in the neighbourhood for 14 years, parking has become a significant problem and will only increase with a 28-story building.
12/11/2018	Peter	Smith	Vancouver	Canada	
12/11/2018	Roger	Poirier	Vancouver	Canada	
12/11/2018	Maiko	Igarashi	Vancouver	Canada	
12/11/2018	Cheryl	McLachlan	Vancouver	Canada	I live a block away.

12/11/2018	Fiona	O'Connell	Vancouver	Canada	We want to keep our community and neighbourhood as lovely as it is - low rise buildings, affordable neighbourhoods, no super highrises. We do not want Fairview to become a Yaletown Part 3 (the Westend is very sadly fast becoming Yaletown part 2). We do not want that for our neighbourhood. A lot of people live here because they need close access to the medical centre's and having the disruption of this kind of construction and building is severely detrimental to local residents and also to the community. Please do not allow this. Please do not destroy our beautiful community and neighbourhood with this. Please keep our community accessible and beautiful. Please say NO to this and set a positive precedent that these monstrosities will not be allowed in our neighbourhood. Keep it local. Keep it affordable. Keep it the wonderful, low rise, community that we all love and live in.
12/11/2018	Dimitrios	M.	Vancouver	Canada	Fairview and Broadway strip is slowly losing its character and history, with already numerous old and established businesses closing and new high-rise building appearing on a yearly basis. A 28 floor building will completely ruin the neighborhood and have a domino effect for many developers to seek new ones. The latest never work with the interest of people, residents, families and locals but work for the corporate agenda. There will be no history and authenticity left in Vancouver if this 28 floor building is granted approval. What is the new mayor doing about this? Where is Kennedy Stewart?
12/12/2018	daenna	van mullig	vancouver	Canada	I have lived in Fairview for 22 years; the neighborhood and the quality of life here is extremely important to me (and my family) as is the lower density of this borough. There is no room for towers of that height on the west side, and if it is allowed to be built, more will follow. The tower is directly behind my home and will block even more light as it is on the southern side of Fairview. The developer told us a year or more ago, it would be 16-stories and that was bad enough. Now they want it to be 28?! Why, when we have so many empty condo units in this city already. This building, at any more than 10-stories, should NOT be allowed to happen.
12/12/2018	Ken	Spry	Vancouver	Canada	
12/12/2018	Martin	Bohdal	Vancouver	Canada	
12/12/2018	Graem	Castell	Vancouver	Canada	Maintaining the present profile of this area. We must not become another version of Metrotown or Brentwood, or a subtle extension of the West End.
12/12/2018	Nadja	Holowaty	vancouver	Canada	Quality of life including blocking sunlight, inadequate public transportation, traffic, parking impact
12/12/2018	Ellen	Leung	Vancouver	Canada	building height is not acceptable, it will dwarf all else for miles around it.
12/12/2018	david	knight	Vancouver	Canada	it will cast a HUGE shadow over our buildings and outdoor areas every afternoon, and ruin afternoons on our roof decks. It will be especially bad in winter months and cut out all afternoon sunlight. It will make our home colder, and we will need to spend more money on more heat and lights in this, already very expensive neighborhood!
12/12/2018	David	Fine	Vancouver	Canada	
12/12/2018	Warren	Denny	Vancouver	Canada	I feel strongly that some of the development is over the top and that as time passes we will suffer this excessive development as being not very far sighted.
12/12/2018	Agi	Hajdu	Vancouver	Canada	character of neighbourhood
12/12/2018	Gordon	DeVito	Vancouver	Canada	Building would be a monster located in the wrong place. Fairview Slopes is not the place for such a building.

12/12/2018	George	Patterson	Vancouver	Canada	This is an absurd request and decision. Is NOBODY in planning and development paying attention to what is happening to neighborhoods here in Vancouver? This city is well on its way from being a world class top 5 place to live to a miserable over-crowded, traffic congested city that is losing its identity and culture with the excuse that more housing is solving a problem. If it is the city's choice with these types of developments is to bring down the overall value of the neighborhood and add to traffic issues, frustrate all that vote for people to actually pay attention to their constituents, then the city is doing a great job to line their pockets and screw everyone else. This building should not be approved for 28 floors. HUGE MISTAKE
12/12/2018	ROBERT	APPLEBY	vancouver	Canada	enough already. allowing anything this tall not only blocks view corridors but restricts light on fairview slopes
12/12/2018	Ron	Sterne	Vancouver	Canada	Would set a terrible precedent for overshadowing of the Fairview slopes and Broadway.
12/12/2018	Sarah	C	Vancouver	Canada	I support market housing and more rental options but this is just ridiculous. It's way too tall.
12/12/2018	Valinda	Leitner	Vancouver	Canada	Building is far too high. Takes a lot of light away, concerned there will be other proposals with requests of 28 stories. We are not downtown Vancouver
12/12/2018	peter	leitner	vancouver	Canada	too high, many others will try build the same, we are not downtown, too much loss of sunshine
12/12/2018	Evan	Currie	Vancouver	Canada	
12/12/2018	Sabina	Harpe	Vancouver	Canada	This proposed building will be much too high for the feeling of this neighbourhood! I agree with density but not to this degree in this area. Fairview Slopes already suffers from too many block structures. To make neighbourhoods feel safe, welcoming and pleasing to the eye, we need to be thoughtful about the structures that go up. Where are the city planners in all of this? The airspace around a building contribute or take away from a neighbourhood feeling. 28 stories is much too high for this area.
12/12/2018	Rob	Young	Vancouver	Canada	
12/12/2018	Janice	MacNaught	Vancouver	Canada	Density, traffic, services, raw sewage overflow, parking, how to monitor \$30-80k income??
12/12/2018	Richard	Nadeau	Vancouver	Canada	Without a plan to mitigate the increasing traffic on side streets I cannot support this size of project.
12/12/2018	Kathryn	Mccreary	Vancouver	Canada	I live 2 blocks away and I think the density is crazy.
12/12/2018	Karol	Gryc	Vancouver	Canada	
12/12/2018	Claude	Bouygues	VANCOUVER	Canada	Preservation of neighbourhood character. More stores yes, more floors NO
12/12/2018	Sarah	Troffe	Vancouver	Canada	I strongly object to this proposal for a 28 storey building. Multiple buildings are being demolished and constructed simultaneously along this corridor and in surrounding streets. While safe affordable housing is important, a 28 story building will place far too much pressure on this community's resources at this time. No more mega- high rises in this area!
12/12/2018	Rosemary	Morris	Vancouver	Canada	The height of the building far exceeds other buildings on the West Broadway corridor and isn't a friendly addition to the lower residential buildings in the area.
12/12/2018	Alida	Mackenzie	Vancouver	Canada	This is important to me because I strongly oppose the character of the neighbourhood being changed. If this is meant to justify the Broadway subway, it is a mistake. Many successful cities are thriving without high rises and subways. We need low rises, trams, light rapid transit along Broadway. We don't need a "market rental" that no one can afford.
12/12/2018	Greg	Holland	Vancouver	Canada	Let's not turn Fairview Slopes (and Broadway in general) into another downtown. Keep it at 16 stories and preserve the current neighborhood vibe.

12/12/2018	Carole	Appleby	VANCOUV	Canada	
12/12/2018	Marta	Bugarinov	Vancouver	Canada	Because I live in the same block and the traffic is already terrible.
12/12/2018	Poh	Chan	Vancouver	Canada	
12/13/2018	Don	E	Vancouver	Canada	I'm a renter and agree we need more housing. BUT...we are ruining the views of our beautiful city by indiscriminate building high towers. We don't have the infrastructure to handle dumps of many more people on that corridor even IF the SkyTrain eventually gets expanded. Take a look at what is happening around Brentwood for an example of ugly and a gridlock waiting to happen. Lets fix the infrastructure and THEN build around that-appropriately build to retain city character.
12/13/2018	Genoa	Castell	Vancouver	Canada	it is vital for livability. We areNOT the West End!
12/13/2018	Christina	Girardi	Vancouver	Canada	It will dramatically change the neighborhood and set a precedent. A change this drastic shouldnt happen with a single application being fast tracked. Wheres the neighborhood plan and why isnt that process being respected?
12/13/2018	Terry	Nguyen	Vancouver	Canada	My building is right behind this proposed building, been in this area for more than 7 years. I see all of the traffic and congestion that already happens on a daily in the area right outside my window. 28th floors is excessive, even 16 floors is a bit much. It will overshadow and overwhelm the nice character of the neighborhood. It will change the feel and tone of the area for sure, and not for the better.
12/13/2018	Dorothy	McConville	Vancouver	Canada	It sets a precedent for higher buildings on Broadway
12/13/2018	Marilyn	Goodwin	Vancouver	Canada	A building of this size is totally inappropriate for this neighbourhood and would set a very dangerous precedent for further development of this kind.
12/13/2018	Joanne	Hagel	Vancouver	Canada	I love this neighbour hood for the unobstructed sky! It makes the area brighter! I love the feel of this community, a high rise of that size will create the opportunity for more high rises so we must put a stop to this now! Itâ€™s a unique community of homes and low rises, letâ€™s keep it that way!
12/13/2018	kathy	hochachka	vancouver	Canada	I thought there was a zoning freeze. If the City of Vancouver makes a statement, I would like to believe they will honor their word. As well, spot zoning, in particular, by changing heights, drastically impacts the livability and sustainability of a neighborhood. This leads to a slippery slope, as it has for the past several years, that any place can be redeveloped as long as a strong enough sales pitch is presented to the Mayor & Council
12/13/2018	Christina	Peressini	Vancouver	Canada	
12/13/2018	Viola	Svans	Vancouver	Canada	I dont want south granville to become like downtown
12/13/2018	M	MacNaugh	Vancouver	Canada	A building of this magnitude will not only impede line of sight to what makes Vancouver Vancouver but also restrict access to daylight. It will negatively impact the neighbourhood as it is not equipped to support such volume. There should be more consideration to each neighbourhood and how they offer something different: this area should retain similar vibe to Cambie and South Granville rentals but with perhaps an increase in stories from 3 or for to maybe 10 or 11 max.
12/13/2018	A	B	Vancouver	Canada	
12/13/2018	Mary	yee	Vancouver	Canada	

12/13/2018	Carol	Thatcher	Vancouver	Canada	Enough already!!! Our beautiful city is quickly becoming a tasteless, money-grab of monotonous, featureless concrete. Now that the downtown terrain has been gobbled up, you're looking to devour the westside in the same greedy style. How about leaving some space where residents can still see the mountains and catch their breath, despite the density! Where are our city planners??! Where is their vision? Who has the courage to speak up?
12/13/2018	George	Read	Vancouver	Canada	
12/13/2018	Matthew	Lippoway	Vancouver	Canada	I live how the trees are still the tallest part of the neighbourhood and its beautiful. Build more affordable housing and not luxury condos!
12/13/2018	alma	Lee	Vancouver	Canada	
12/14/2018	Ed	Prydzial	Vancouver	Canada	The Broadway-Fairview corridor is celebrated by renter and owner residents because of incredible views and the small specialty shop and restaurant culture. It is important that this community personality be preserved. While rental opportunities are important to create, proper management of our community beauty is critical. Standards and by-laws must be set and enforced to restrict building height for future generations, while providing greatly needed rental units. Even the originally approved sixteen-story building at Birch and Broadway will block scenic views, altering the character of our neighbourhood forever.
12/14/2018	Toni	Pieroni	Vancouver	Canada	
12/14/2018	Travis	Sheppard	Vancouver	Canada	
12/14/2018	Larry	Bafia	Vancouver	Canada	Fairview's height standards for buildings makes the neighborhood an enjoyable and livable area. Keep the towers downtown where they are expected
12/14/2018	Mary	Bafia	Vancouver	Canada	
12/14/2018	MARIA	DE CARVA	Vancouver	Canada	
12/14/2018	John	Ferguson	Vancouver	Canada	Would support the previously planned 16 story building, but 28 stories is way too high. If approved, more 28 high rises will be built and the whole character of our neighbourhood will be lost.
12/14/2018	Anjuli	Bhatia	Vancouver	Canada	I (and many, many neighbours) have beautiful views of the mountains - it's called Fairview Slopes for a reason! With a building of this height, and the many that will undoubtedly follow if this were to go ahead, views of the mountains for anyone living south of Broadway would be a thing of the past. It also changes the sense of place of this neighbourhood. If I wanted 28 story buildings around me, I'd move downtown.
12/14/2018	Ray	Hryciuk	Vancouver	Canada	28-floor building will adversely affect the community
12/14/2018	Karen	Aouch	Vancouver	Canada	
12/14/2018	Sofija	Hot	Vancouver	Canada	I am living in this neighbourhood and the bylaw about the numbers of floors in any building should be respected
12/14/2018	Audrey	Aitken	Vancouver	Canada	28 floors is far too high in the neighbourhood I've lived in. For the last 25+ years. More than 200 units in this building will increase the pop of the area, more noise will be created, a decrease of available parking, buildings this tall will destroy Vancouver's as the mountains are becoming less and less visible as they disappear by the concrete glass metropolis. Vancouver needs to put a maximum on how high they build! One day this city WILL get hit by the BIG one...why build monster towers that people will not be able to be saved from?
12/14/2018	Zarah	Hofer	Vancouver	Canada	I live in this neighbourhood and appreciate the views and character the way it is

12/14/2018	Paula	Keats	Vancouver	Canada	This building is too tall for our neighbourhood and should be half the height (14 floors, not 28).
12/15/2018	Margeaux	Nicholas	Vancouver	Canada	The 1000 block of Broadway from Oak to Spruce does not currently have any tall buildings if this is allowed to pass they will build 28 story buildings at that location. Oak at Broadway is going to be a station for the new subway the congestion would be a nightmare for our neighbourhood. Buildings that tall would block the sun Fairview Slopes residents enjoy. There has been height restrictions for a reason it should not change.
12/15/2018	Douglas	Williams	Vancouver	Canada	too much density in the neighbourhood will mean even less mobility and parking and sunlight and lower quality of living here
12/15/2018	Perry	Goldsmith	Vancouver	Canada	This building is too high given the neighborhood and the other building sin the area.
12/15/2018	Steve	Whitford	Vancouver	Canada	First, there is no building in the South Granville area that is even close to this height, the height proposed for this building is beyond ridiculous... west 10th between Granville and Oak has great character and neighbourhood feel, adding a massive building would destroy this character. And parking in this area is already extremely difficult, and many hundreds of new people in one building would make parking impossible. We are not against new rental properties, quite the opposite, but this proposed monstrosity is far beyond reasonableness.
12/15/2018	Elizabeth	Perron	Vancouver	Canada	
12/15/2018	Sandrine	Ramoisy	Vancouver	Canada	Because it is my neighbourhood
12/16/2018	Sue	Bond	Vancouver	Canada	I live 2 blocks from there. 28 floors is way too tall for that area.
12/16/2018	Donna	Tutka	Vancouver	Canada	This building is too tall for this quaint, character neighborhood where I live. 16 floors is tall enough. I fear for what will happen in the future to those of us who rent in the area. Market rent?? What a joke!!
12/16/2018	Semon	Whitford	Vancouver	Canada	<p>1) because it will block out far too much light for the surrounding buildings, not to mention all of our views.</p> <p>2) parking is already a major issue in this area! The developers only plan on doing the bar minimum parking (which they only need to provide 20% parking for all renters), so it will be even worse if they increasing the residency.</p> <p>3) it will impact traffic & noise.</p> <p>4) sysmically I'm also concerned, because I have already seen sinking & cracking of the road/land in this area when other construction has been done (I live right behind this new bldg). Even the property I live in the walls are constantly cracking. So my great concern is A) The "ongoing" stability of a 28 floor bldg in this area. B) The well-being of its redidents if they had to evacuate the bldg. & B) my building would be crushed by it.</p> <p>Let's face it, they are asking for a ridiculous 28 floors in the hopes that they will be approved for somewhere in between - which will stil be higher than their existing plan - which people did not object to.</p>
12/16/2018	Jacquie	Huntingto	Vancouver	Canada	I support rentals in the area, but I feel the developers are being greedy & not caring about its residents or the community.
12/16/2018					This building is to the south of Fairview and will cast a LONG shadow over the neighborhood especially if this is just the first dominio.

12/16/2018	Iris	Luo	Vancouver	Canada	I live in the neighborhood, thinking the height of this proposed building is weigh too high and beyound the managing capability of the community because we already got terrible parking problem, traffic problem by the fixed width of Broadway and other narrow streets and intersections around, and etc. losing the characteristic of beautiful and good managing shape of this community is simply not a good thing.
12/16/2018	ALAN	WELLS	Vancouver	Canada	
12/16/2018	Catherine	Kohm	Vancouver	Canada	Building is too high for this neighbourhood, not the original plan
12/16/2018	Susan	Gavel	Vancouver	Canada	I think it is too high for the neighborhood and will set a very negative precedent. While I agree that there should be more rental housing I don't think this is the best use of this land.
12/16/2018	Martin	Reed	Vancouver	Canada	This is absolutely out of character for the complete neighbourhood.
12/16/2018	Mark	Therriault	Vancouver	Canada	Because he building is too high, and will be an eye sore...keep the buildings at 10-15 stories.
12/16/2018	Michael	Liu	Vancouver	Canada	
12/17/2018	Stacey	Nixon	VANCOUV	Canada	Totally out of character with the neighbourhood! Approval of this building heigh will set a precedent for the area, obscures the views for other properties behind the building and up the hill. We don't need another eyesore like Vancouver House which has scared the skyline, blocked many views of owners who bought "view" properties and are paying taxes higher than non-view properties. I'm tired of the developers deciding what is right for the city in search of the almighty dollar. It's time the people had a say than the developers running the city.
12/17/2018	Michael	Boyd	Vancouver	Canada	I have lived in this neighbourhood for 25 years. It would completely change its character, and make it like downtown. Why does it have to be double the height of everything around it? We need rental housing, but this is unacceptable.
12/17/2018	Doris	D.	Vancouver	Canada	
12/17/2018	Victoria	Camp	Vancouver	Canada	
12/17/2018	Greg	Jonsen	Vancouver	Canada	
12/17/2018	Jill	Sailes	Vancouver	Canada	I live in the area.
12/17/2018	David	Williams	Vancouver	Canada	
12/17/2018	Shou	Fok	Vancouver	Canada	It is out of character of Fairview neighbourhood. I have lived here for 13 years.
12/17/2018	Maria	Wong	VANCOUV	Canada	I live a block away from this site and believe that a 28 storey building will negatively impact the neighbourhood in all aspects. Why not keep the charm of the neighbourhood intact?
12/17/2018	Joey	J.	Vancouver	Canada	
12/17/2018	Joseph	Wasney	Vancouver	Canada	We are all for affordable housing (my wife and I have lived in the area for > 10 yrs and own here), but this is too gratuitous for the area, considering it's a low-rise rental area with character and charm. There are a lot of valid comments here - skyline being obscured for local residents (save it for downtown where its expected and outlying areas like South Cambie/Marine), parking issues (already difficult enough), and yes, it will start a trend of towers along Broadway that will ultimately upset everyone within there vicinity. Keep the community feel and charm for the loyal local residents and families to enjoy
12/17/2018	Stephanie	N	Vancouver	Canada	
12/17/2018	Lorraine	Carson	Vancouver	Canada	I want to keep our neighborhood safe and not this kind of high density. The neighborhood can not sustain this type of growth.

12/18/2018	mary	korda	Vancouver	Canada	I have owned a condo on Broadway, near the proposed high rise, for 12 years. The choice of location was determined by the view to the "north", made possible by the City of Vancouver's law, limiting builders from "obstructing views" of the mountains. If the City approves a 28 storey high rise on Broadway, it will be losing the trust of the many, owners/residents who based their purchase decisions on the height restriction law. Such a tall structure not only obstructs views, but also casts a very LONG SHADOW upon neighbouring structures, and certainly appears very much "out of character". It is my hope that stakeholders will convey a strong message to the City of Vancouver Building Department that Vancouver's uniqueness (so different from Toronto's) lies in its preservation of sensible development limits! By approving the plans for this 28 storey building, City officials would be opening the proverbial "barn door" to a flood of similarly outrageous structures along Broadway. My hope is that common sense reigns, and that the sixteen floor building is chosen for this site.
12/18/2018	andrea	clarke	Vancouver	Canada	
12/18/2018	Shawn	Hannay	Vancouver	Canada	This building does not blend with the current style of this neighbourhood. In addition, this neighbourhood does not need the increased density that a 28 story building will bring.
12/18/2018	Dan	Lewis	Vancouver	Canada	I love my community and this will ruin it. It is market rental so that means it is not even meant to be affordable housing
12/18/2018	Mary	Morriy	Vancouver	Canada	I moved here to not be in the density of downtown.
12/18/2018	Heather	Andrews	Vancouver	Canada	I think that we already have too many high rises. The city can get higher density by building medium or lower rise multiple unit buildings and townhomes. I think that high rises are about the worst thing a city can build. I can appreciate that they could and probably should be built on the downtown core (West End, Yaletown, Coal Harbour) but outside of that, highrises ruins neighbourhoods. Studies have shown that people do not get to know their neighbours in highrises and living in them creates a sense of isolation for a lot of people. We don't need anymore highrises. I also think this pilot project is way too friendly to developers at the expense of the neighbourhoods. I do not support it at all.
12/18/2018	Margot	Cyr	Vancouver	Canada	Height unacceptable for this area, happy with original prioposal.
12/18/2018	Christophe	Korvin	Vancouver	Canada	Completely out of proportion.16 is enough and fits in.28 floors will destroy the look of the neighborhood and extensively block views
12/18/2018	Deborah	Rodrigo-Ty	Vancouver	Canada	
12/18/2018	Helen	Hager	Vancouver	Canada	
12/18/2018	paul	Tetrault	Vancouver	Canada	Yes to more rental, affordable housing preferably non profit but these projects must be consistent with neighbourhood plans and in fact should be part of a city wide plan rather than subject to the anarchy of the market place
12/18/2018	Bonny	Austin	Vancouver	Canada	This is not downtown. Ruining the view in this city and increasing traffic is not the solution
12/19/2018	Pat	Milliken	Vancouver	Canada	I live in Fairview and agree that a 28 story building is not in character with the the other buildings in this area.
12/19/2018	Lillian	Tamburic	Vancouver	Canada	Fairview is currently a highly walkable and comfortably scaled neighbourhood. I fear that it will become another forest of highrises that create uncomfortable canyons at street level and isolate neighbours from each other. Let's focus on smart densification that respects the character of the neighbourhood.
12/20/2018	Ian	M	Vancouver	Canada	
12/20/2018	Karen	Campbell	Vancouver	Canada	Neighbourhood precedent- 28 is too high for predominantly residential area outside of downtown.

12/20/2018	Joyce	Resin	Vancouver	Canada	To try to preserve what little remains of a once elegant and vibrant neighbourhood in Vancouver. 28 storeys on W. Broadway will significantly change the feel and look of the neighbourhood and open the door to more oversize buildings.
12/20/2018	Bengul	Kurtar	Vancouver	Canada	
12/20/2018	Murat	Gungora	Vancouver	Canada	Hopefully the city is sensible enough to not permit the new height. Broadway has enough ugly buildings.
12/20/2018	Tamer	Hussein	Vancouver	Canada	
12/21/2018	Linda	Warren	Vancouver	Canada	Buildings of this height will limit incomparable view corridors, sun exposure, and change the entire character of this unique area of town
12/21/2018	Hisham	Mokhtar	Vancouver	Canada	Keep the community vibe without taking away the open views that many residents and investors alike have come here for
12/21/2018	Georgina	barbour	Vancouver	Canada	
12/21/2018	Denny	Law	VANCOUV	Canada	Keep the future Broadway buildings to within the current height limitation.
12/22/2018	Jeanette	Frost	Vancouver	Canada	I am totally in agreement of the initial proposal to provide a 16 storey lower income market rental building. This area is sadly in need of this especially with the proposed new Broadway train coming to fruition. I am opposed to the extra 12 srieys which would drastically affect the neighbourhood and the "feel" of Broadway. What ever moves forward the city needs to ensure that an anchor grocery store be part of the plan. If the city is promoting liveable communities then they should back this up by requiring this to be part of the development.6
12/22/2018	Peter	Sartwell	Vancouver	Canada	Keep down building height in Fairview
12/22/2018	Richard	Gannon	Vancouver	Canada	a) this is an "experiment" by the City of Vancouver b) the area cannot handle density that this building will bring c) NO OTHER building on Broadway is anywhere near 28 floors
12/22/2018	Robert	Moynes	Vancouver	Canada	28 stories will drastically change the feel of the area and likely open the door for future tall buildings. Street parking in the Fairview area is already a disaster thanks to the closure at 7th and Oak.
12/23/2018	Glen	Farrell	Vancouver	Canada	Building will be too high!!
12/23/2018	Celeste	Roberts	Vancouver	Canada	This building would be way out of proportion for our neighborhood!!!
12/26/2018	Gabriela	DÃ©lano-	Vancouver	Canada	
12/26/2018	Susanne	Scott	Vancouver	Canada	Live in the neighbourhood and concerned about the impact
12/27/2018	Brian	Teghtsoon	Vancouver	Canada	
12/28/2018	Yvonne	Smith	Vancouver	Canada	
12/28/2018	Nona	Dyck	Vancouver	Canada	28 floors is too high
12/29/2018	Leora	Manering	Vancouver	Canada	
12/29/2018	Glenn	deVerteuil	Vancouver	Canada	
12/30/2018	Lina	Hum	Vancouver	Canada	This area is important for me that having a higher building will cut off a lot of light and will change this neighbourhood.
12/30/2018	Janet	Stethem	Vancouver	Canada	I have been a resident of Fairview Slopes for 28 years... Increasing Density destroys neighbourhoods, and community spirit. 16 stories should be totally satisfactory for the developer... 12 extra stories is pure Greed.

12/30/2018	Angela	Fairleigh	Vancouver	Canada	Allowing an over-height building in this location would be the beginning of the end for the neighbourhood. I have lived in the area for over 40 years and have watched the mountains disappear behind the huge, ugly buildings of the West End. I applaud the new strategies that will encourage developers to build affordable rental units but 28 floors is too high for this location - this is just about money. A recent article in The Courier by Michael Geller "Bigger isn't always better when it comes to rental housing in Vancouver" is excellent and is a helpful summary of this issue.
12/30/2018	Deborah	Headley	Vancouver	Canada	
12/31/2018	Steven	Verrier	VANCOUV	Canada	
12/31/2018	Lori	Cyr	Vancouver	Canada	
1/1/2019	Noa	K	Vancouver	Canada	
1/1/2019	Jennifer	K	Vancouver	Canada	
1/1/2019	Myriam	F	Vancouver	Canada	
1/1/2019	Asher	F	Vancouver	Canada	
1/1/2019	Alison	Verrier	Vancouver	Canada	We don't want our neighbor hood to become over populated.
1/1/2019	Adele	Vo	Vancouver	Canada	Concern about density /height changes to neighbourhood - this is where people live! Concern about blocking light & mountain views for all when moving around the city - this is part of what is special about Vancouver. 4 story buildings allow for light and good feeling, maximum 10 stories. 16 is too high and 28 will be unfortunate indeed, except for those who will make money from the extra sales.
1/2/2019	Carol	Zhong	Vancouver	Canada	
1/2/2019	Francis	Acquarone	Vancouver	Canada	creating a precedent
1/2/2019	Susan	DuMoulin	Vancouver	Canada	it is too tall for the Broadway corridor
1/2/2019	Erika	Facchin	Vancouver	Canada	It would be a huge eyesore and not fit in with any of the buildings surrounding it. Many people love their current views and would hate to have them blocked
1/2/2019	Peter	Turton	Vancouver	Canada	
1/2/2019	Ryan	Potter	Vancouver	Canada	
1/3/2019	Rebecca	Lockhart	Vancouver	Canada	I live 2 blocks from Arbutus and Broadway, where another subway hub will be, and half a block from Broadway. This kind of density will create a wall of high rises that few people in the city, other than developers, appreciate. Who is our city being olsnee
1/4/2019	L	Wilson	Vancouver	Canada	I would hate to see this location be the start of such massive development along Broadway. 28 stories is too high.
1/6/2019	dion	ang	vancouver	Canada	
1/6/2019	joyce	t	vancouver	Canada	
1/7/2019	M	A	Vancouver	Canada	Fairview/South Granville should not be transformed by hasty, short term decisions based on an alleged housing shortage. Market mechanisms ensure that as one area becomes overpriced, other areas such as Surrey will thrive. The proposed height is not appropriate for a low rise residential area and will be fundamentally detrimental to the neighbourhood, inevitably resulting in a line of similar tall buildings along Broadway.
1/7/2019	Janusz	Menezla	vancouver	Canada	

1/7/2019	Toshiko	Shibano	Vancouver	Canada	
1/7/2019	Toru	Yano	Vancouver	Japan	
1/8/2019	Krista	Freeborn	Vancouver	Canada	This would significantly alter the feel of the neighbourhood as that is much higher than any other building around here. It would pave the way for more of the same, and increase the congestion and noise on W 8th that we are already experiencing.
1/9/2019	Barbara	McKnight	Vancouver	Canada	Maintain character of the neighbourhood. Approval of this would open the door for the development of similar buildings. The view of our mountains is being blocked/obscured by the building of high rises.
1/9/2019	Marita	Morrow	Vancouver	Canada	A 28 storey building on Broadway is too high, blocking sightlines and casting shadows on the street and neighbouring buildings. It also sets an undesirable precedent for more highrise developments along the Broadway corridor.
1/9/2019	Donald	Gardiner	Vancouver	Canada	In addition to the 'reverse-domino' effect of allowing one 28 storey building in a neighbourhood of 12 storeys (or less), I am concerned about the shadow such tall structures will cast. Citizens of northern cities have a RIGHT TO LIGHT - it is vital to our health & safety!
1/9/2019	Francesco	V.	Vancouver	Canada	My family does not want further developers thinking they can build more high rises along the Broadway corridor . The community has enjoyed the views of the mountains , greenery , oceans , etc...
1/10/2019	Nancy	Callan	Vancouver	Canada	Broadway traffic is already clogged and slow. This will create further bottleneck.
1/10/2019	melissa	mctague	vancouver	Canada	
1/11/2019	Barbara	Shumiatch	Vancouver	Canada	We need housing - emphasis should be on CO_OPS -but we must MUST safeguard our skyline. The mountains - the views of them from almost every district in our city - this makes Vancouver unique. Just as the wisdom of city fathers preserved Stanley Park for us permanently, so current guardians of our heritage should and must preserve the views. Paris has twice our density - and buildings are 6 stories max. Do we need a Baron Haussman to tell us what is perfectly obvious???
1/13/2019	Tom	Hague	Vancouver	Canada	Rental apartments are welcome in a city overloaded with condos but we are not so desperate for them that all else is thrown out the window! Not much more comment is needed. Vancouver was an affordable and beautiful city but is fast becoming both unaffordable and ugly. The rental nature of this proposal is indeed welcome but that cannot allow it to worsen the uglification of what is left of our beloved city. To anything beyond the original 16 storeys, I say NO!
1/14/2019	Dia	Bremner	Vancouver	Canada	It's too high; it will spoil the area and the views. And it's the tip of the wedge.
1/14/2019	sarah	lillos	vancouver	Canada	
1/14/2019	Denise	Ashmore	vancouver	Canada	
1/16/2019	Debbie	Wilson	Vancouver	Canada	
1/17/2019	Don	Douglas	Vancouver	Canada	Parking in this neighbourhood is already problematic. This development can only make things much worse.
1/17/2019	Kevin	Dykstra	Vancouver	Canada	The streets/infrastructure is not ready for adding thousands (hundreds at a time per building) of residents.
1/17/2019	David	Rehorick	Vancouver	Canada	Such a massive building does not fit with the neighbourhood-scape, will create transportation blockages, and will loom over people who live in Fairview Slopes as an expression of human greed and thoughtlessness.
1/17/2019	James	Jeresky	Vancouver	Canada	
1/17/2019	Carson	Sedun	Vancouver	Canada	
1/17/2019	Jane	Ratzlaff	Vancouver	Canada	

1/17/2019	Peter	Martin	Vancouver	Canada	I have lived at this address for 10 years and own there. I am also born and raised in Vancouver. there is no reason to extend the building past its 16 floor height that was approved and now go back for 28 floors. NO WAY!!! we need to keep the integrity of the area and Vancouver has no shortage of high rises in other areas. this would be the beginning of the end for this very special area of Vancouver.
1/17/2019	Liz	Chaston	Vancouver	Canada	
1/17/2019	Winnie	Gibson	Vancouver	Canada	The building is too massive, out of character with the neighbour and puts too much demand on the surrounding established communities.
1/17/2019	Mary-Clair	Davison	Vancouver	Canada	I chose to live in this area because it is a vibrant neighbourhood with great amenities WITHOUT being downtown in a concrete jungle, with little sunlight.
1/17/2019	Sylvia	Coates	Vancouver	Canada	Disagree with the developer and his ideas. No thought of the neighbourhood, only about the money.
1/17/2019	Jerry	Roy	Vancouver	Canada	I don't believe high-rise living is optimal or sustainable. If you look at the model in the EU there is excellent low rise models that are sustainable and support families.
1/18/2019	Shirley	Morris	Vancouver	Canada	A 16 story building will be a fit with the surrounding buildings on Birch and Broadway. A 28 story building is plain out of character for the area.
1/18/2019	jessica	martin	vancouver	Canada	
1/18/2019	Miranda	M	Vancouver	Canada	
1/19/2019	Barbara	R	Vancouver	Canada	This would set a precedent for the neighbourhood. We chose this area because it did not have the high rises like Yaletown.
1/19/2019	Rick	O'Brien	Vancouver	Canada	For me, I am afraid of the precedent it would be setting. If approved, you could be sure that "tower creep" would take hold and then, there goes the neighbourhood.
1/19/2019	Monique	Pongracic	Vancouver	Canada	
1/20/2019	Christophe	R	Vancouver	Canada	This building would not be in keeping with the neighbourhood.
1/20/2019	Amelia	Tremblay	Vancouver	Canada	
1/21/2019	Michaela	D	Vancouver	Canada	
1/22/2019	Shanti	Ghose	Vancouver	Canada	
1/23/2019	Sheila	Wex	Vancouver	Canada	The new build on Broadway and Birch was approved for 17 floors, above the current allowable height. I do not support a 28-floor building on that site. Traffic levels will rise and it will change the livability of our area. We do not want to live on a road of high-sided walled corridors. Please do NOT allow the 28 storey building application to pass. Thank ou
1/27/2019	Catherine	Paul	Vancouver	Canada	
1/28/2019	William	van Dijk	Vancouver	Canada	This is my neighbourhood. I am eager to see it built up in a way that is reasonable and respects what is in place.
1/29/2019	Susan	Simpson	Vancouver	Canada	Ruin the neighborhood.
1/29/2019	Lisa	Gessner	Vancouver	Canada	Height of building does not fit in with neighbourhood
1/29/2019	Waleed	Hanafi	Vancouver	Canada	
1/29/2019	Marilla	Cruz	Vancouver	Canada	28 floors is simply too high for our area.
1/30/2019	Jessica	Machado	Vancouver	Canada	This area does not need sky skrapers, preseve the community feel of our neighbourhood.

2/1/2019	Chihiro	Honma	Vancouver	Canada	It is dishonest to make changes, after the original plan was approved, to significantly enlarge the building size creating negative impact in this low-key Broadway neighborhood.
2/1/2019	Roxana	Poirier	Vancouver	Canada	I Believe that, Fairview South Granville has a distinctive look were tall buildings will change the whole character of the community. I am against to tall buildings in this area .
2/3/2019	Ivy	Chiang	Vancouver	Canada	I agree with creating more housing but not something that would impact the characteristics of the neighborhood.
2/3/2019	Emer	Parke	Vancouver	Canada	If one building is allowed at 28 stories it sets a precedent for the area. the entire city will soon be nothing but huge high building and small dark streets like much of the downtown and coal harbour areas. It would chance the whole face of the neighbourhood. I am totally opposed to any building this high in the area.
2/4/2019	Anahid	Dewletian	Vancouver	Canada	
2/4/2019	Ruth	Huculak	Vancouver	Canada	We are a low rise community and 28 stories does not suit the esthetics of the neighbourhood. Also street parking is at a premium and the addition of an average of an additional 2 cars per floor will have people searching near and far for a spot. (Most likely far)
2/7/2019	Cathy	N.	Vancouver	Canada	This project, at 28 floors, would destroy the feel, look and livability of our neighbourhood.
2/8/2019	Mady	Mooney	Vancouver	Canada	
2/8/2019	Don	Morrison	Vancouver	Canada	sun shadow
2/10/2019	Esther	Baldasso	Vancouver	Canada	I love our neighbourhood because the buildings are a reasonable height. 28 floors is far too high. Let's do what they do in Europe and keep them as low-rises. 28 floors would block even more sunshine.
2/12/2019	Jackson	Mooney	Vancouver	Canada	
2/14/2019	Silvia	Sander	Vancouver	Canada	to maintain the character of our neighbourhood, maintain view corridors, 16 storeys is ok, maintain rental housing that is affordable
2/15/2019	Michael	Primont	Vancouver	Canada	It is out of scale for this neighborhood. I agree with increasing density, but this building is far, far too large.
2/15/2019	Chris	Roberts	Vancouver	Canada	
2/16/2019	Daniel	Boudreaux	Vancouver	Canada	mid-rise buildings are more appropriate for Broadway and the surrounding areas.
2/16/2019	Steve	Vanderwo	Vancouver	Canada	I am not opposed to this space having a building similar in height to the ones already on Broadway (12-13 stories). The original plan of 16,.. ok maybe,.. but go down there and look at how high the one on the NW corner is,.. huge, right? That is less than 16. 28 is just too high. People deserve some sky and a scale that doesn't just dwarf everything for a km around.
2/17/2019	Lucy	Nair	VANCOUVER	Canada	
2/22/2019	Debra	Simmons	Vancouver	Canada	The area has a current limit of 16 floors. The allowance of 28 is unnecessary and establishes a precedence that would be undesirable.
2/22/2019	Ken	Dercole	vancouver	Canada	It will set a precedent; it will be very bad for a neighborhood already under threat; it is not in keeping with the rest of the whole area.
2/22/2019	Louise	Dercole	Vancouver	Canada	very disturbed by the change of zoning. The previous building was already too high but this is terrible.. It will make all the other developers try for the same and make a real mess out of this area. It will no longer be a neighborhood.

2/22/2019	Trevor	Wyatt	Vancouver	Canada	<p>the last 28 story building approved 'the Independent' is the largest eyesore and is completely ruining mount pleasant.</p> <p>Aside from it being way over the neighbourhood height, It has terrible design asthetics. The ugliest building in the world.</p> <p>As a former resident of 11 and Granville, i respect the importance of not having a large eyesore. Also shade wise, and height wise, this completely breaks the rules of all previous neighbourhood plans. Reject the expansion. It sounds like the owner of the property is getting greedy. no thanks - 16 is enough!</p>
2/22/2019	Linda	Rankin	Vancouver	Canada	What is wrong with Vancouver that developers just have to ask and Vancouver goes along with it. An ugly slippery slop which will open the door for bigger more community killing development. Stop it!
2/23/2019	C. W.	Campbell	Vancouver	Canada	The proposed building would set a very bad precedent for West Broadway. Developers will want approval for a wall of towers all the west to MacDonald, which will ruin the livability of every neighbourhood near Broadway.
2/23/2019	Paul	Morris	Vancouver	Canada	If this building is allowed at 28 stories, the whole of Broadway will rapidly become a palisade from the awful Rize at Main and Kingsway Westward towards Kitsilano, rivalling the impact of the Georgia Viaduct on the surrounding community.
2/23/2019	Carla	van de Vel	Vancouver	Canada	
2/24/2019	Martin	NAROZNIK	VANCOUVER	Canada	I will live in the shadow of this monster.
2/24/2019	Hamdy	El-rayes	Vancouver	Canada	It is low-rise, mostly low-cost rental properties. This will raise the price of land along the colrridor enticing owners of low-rises to redevelop and evict tenants who are mostly low-income seniors. allowing this building will encourage other owners in the area creating a problem in the area and would lead to eviction of seniors living in the area
2/24/2019	Colleen	Cruse	Vancouver	Canada	It will evict low income seniors
2/25/2019	Cathetine	Russell	Vancouver	Canada	The already approved 16 storey building would fit on with the existing neighbourhood. I totally support providing more rental housing. But we need many more buildings thst fit exustng neighbourhoods instead of hugely changing thrm. And 28 floors is much kuch different than 16 in so many ways.
2/25/2019	Jodi	Gilmore	Vancouver	Canada	I believe this will negatively impact the neighbourhood
2/26/2019	Mary Anne	Throop	Vancouver	Canada	Because the government has already done that at Heather Place and is changing the feeling from "neighborhood" to "city living". 16 storey's is enough!
2/26/2019	Rose	Mainprize	Vancouver	Canada	
2/26/2019	Sarah	Chester	Vancouver	Canada	I don't want large towers in my neighbourhood, or anywhere in Vancouver. They're ugly, imposing and block the sunlight and the view. We don't need more people crowding our roads, transit etc.
2/27/2019	Wendy	Beattie	Vancouver	Canada	28 stories would be a dangerous precedent. respect height restrictions in this neighbourhood! Affordable rents are welcome. no doubt these new rental apartments will not be affordable. This is all about developers making money. Had enough of this with the last City Council. you havent let developers build high rises along Cambie. Why Broadway? Build housing co-ops and make them truly affordable
2/28/2019	Carol	Shaw	Vancouver	Canada	

2/28/2019	Christine	Raverty	Vancouver	Canada	This neighbourhood has charm, character and comfort. A 28 storey height will only erode this and cause havoc for vulnerable area residents.
2/28/2019	Lori	Parkinson	Vancouver	Canada	
3/1/2019	Richard	Bougie	Vancouver	Canada	Neiborhood density Views cut off Precedent establishing
3/4/2019	Anne	Guimarae	Vancouver	Canada	I live and pay taxes in this neighbourhood. The building is too high and will Impact our low rise area. The west end is Concrete, concrete everywhere and not a view In sight. We donâ€™t want that on this side of the city. Thank you.
3/5/2019	Wendy	Ross	Vancouver	Canada	It is much too tall for this neighbourhood
3/5/2019	Abu	Ismail	Vancouver	Canada	Much too tall for this neighbourhood
3/5/2019	W.	Low	Vancouver	Canada	Environmental and very high density.
3/6/2019	Thomas	Griffin	Vancouver	Canada	A 28 Floor building on a 100' site in this neighbourhood is ridiculous. Think of the shading on the north side in April (a downhill slope). Think of the increased density and the precident that it creates for all other sites. Look carefully at the amateur renderings and compare the floor heights oof adjacent buildings. Look at a model that includes 28 floor buildings for ALL 100' sites on the south side of Broadway.
3/6/2019	Lilian	Hunt	Vancouver	Canada	
3/7/2019	Holly	Inouye	Vancouver	Canada	
3/8/2019	Wanda	Whittingha	Vancouver	Canada	I live in the area and moved to the area for its appeal of low rises. I don't think a 28 floor building should be in our area.
3/9/2019	James	Ong	Vancouver	Canada	I want the character of my neighbourhood maintained.
3/9/2019	Allyson	Brooke	Vancouver	Canada	Increased density is a foregone conclusion however it must be well planned to protect our neighbourhoods from developer greed and ill-planned and incongruent development. This tower is greedy, ill-planned and incongruent.
3/11/2019	Kelly-Anne	Bishop	VANCOUV	Canada	Itâ€™s important to me because it changes the character of the neighbourhood. Tall towering buildings are so impersonal as well as creating shade and shadow all around them. In a city of vast amounts of rain, we totally count on and appreciate our sunny days. I want to be able to walk in the sunshine and warmth, not in the shadows of buildings. I also love gardening and appreciate not only the esthetic beauty of gardens but the environmental and the effect on peopleâ€™s social emotional well being. The taller you build, the more shade you create which affects the quality of life for those living in the affected community. If you allow one then you leave the doorway open for every other land speculator. West of Arbutus have already said a resounding â€œNoâ€ PLEASE donâ€™t change the low rise character of Vancouver into the the impersonal, cold downtown that now exists. I
3/12/2019	Rick	Clendenni	vancouver	Canada	
3/12/2019	Hilda	Foskett	Vancouver	Canada	28 stories is too high for our neighbourhood. it's a slippery slope to start down this path. Keep high-rises in the downtown core.
3/17/2019	Marsi	Neufeld	Vancouver	Canada	

3/19/2019	Diane	Lindsay	Vancouver	Canada	To tall for this neighbourhood
3/19/2019	Sandra	Wilkins	Vancouver	Canada	Everyone deserves good housing. It should not be treated as a commodity. We shouldn't be creating high-rise ghettos. There is a lot of room for development of apartment buildings that are no higher than 6 floors throughout Vancouver.
3/22/2019	Laura	Wilson	Vancouver	Canada	
3/22/2019	Robert	Conci	Vancouver	Canada	We will lose sunlight and sight lines in a very nice part of town.
3/22/2019	Marshall	Neufeld	Vancouver	Canada	
3/26/2019	Julia	Choi	Vancouver	Canada	
4/26/2019	Patsy	McMillan	Vancouver	Canada	This will set a precedent, a block buster so to speak, for the entire Broadway corridor future development. We only have one chance to get it right.
5/9/2019	Tracy	Betel	Vancouver	Canada	
5/9/2019	anna	newel	Vancouver	Canada	Broadway corridor does not have precedence for buildings of that size. The traffic and residential areas will suffer from such a big influx.
5/10/2019	Renee	Unruh	Vancouver	Canada	I've lived in this neighbourhood for over forty years and love it. I can understand a 16 story but to go beyond that would ruin the neighbourhood in so many ways. Please stick to the original plan of 16 stories max! In the future there will be so many more developers demolishing our current building and once you say yes to one than all the others will follow and would type of neighbourhood would that be?
5/11/2019	Alison	King	Vancouver	Canada	Impact on community
5/30/2019	Tim	Stokes	Vancouver	Canada	You only need to spend time downtown to understand what this height will do to the area - block sunlight and views, create wind funnels, & shift the neighbourhood from an interesting and colourful mix of predominately low-rise commercial and residential space, to a cold corridor of glass, concrete and steel. No thanks!
6/12/2019	Saar	Bodman	Vancouver	Canada	The height of this building is contrary to the current expectations of the neighbourhood and its residents.
6/13/2019	John	Haylock	Vancouver	Canada	
6/20/2019	Jane	Shatsky	vancouver	Canada	not consistent with the moratorium on development along Broadway corridor. Opposed to the height, not the concept
6/20/2019	Sonia	Fraser	Vancouver	Canada	I am very concerned by allowing such a tall building. It will set a precedent for other developers to push for 28 story towers and even taller. The city does not need this. I don't want this either. I have a decent view of the city, and I don't want to see a wall of towers so close. If I wanted that I would be in Yaletown.
6/20/2019	Justin	Long	Vancouver	Canada	Respect for public process and appropriate architectural consultation with existing residents. Need for proper community design.
6/20/2019	Raf	Vecina	vancouver	Canada	i live nearby and do not wish to have a giant eyesore high rise on broadway
6/20/2019	Cynthia	Thom	Vancouver	Canada	I agree we have to have more density but am strongly against massive buildings that are completely incompatible with the area. A 28-storey building will set a terrible precedent. Let the moratorium stand until the Broadway Corridor planning process is complete.
6/20/2019	Sean	Boone	Vancouver	Canada	
6/21/2019	Stephanie	Bendickso	Vancouver	Canada	We need to maintain the integrity and character of our neighbourhood

6/22/2019	Scott	Fraser	Vancouver	Canada	Such a significant change to our neighbourhood and the city skyline should only occur in the context of a full planning review of the Broadway corridor. Broadway is already elevated. A 28 story tower would dominate the city skyline, and block more critical north facing views, than a 60 story Yaletown building.
6/23/2019	Katherine	Frost	Vancouver	Canada	While I am in favour of increased housing density along major routes and support the original plan for a 16-storey building, I am very concerned about the effect on the neighbourhood, and the precedent that will be set if the revised plan for a 28-storey building is approved. Let the Broadway Corridor planning process be completed before allowing such an out-of-character development take place.
6/23/2019	Rachelle	Camsusa	Vancouver	Canada	
6/23/2019	Richard	Mogie	Vancouver	Canada	Will block view and sunlight from our apartment and neighbourhood.
6/23/2019	Donna	Chong	Vancouver	Canada	
6/24/2019	Bruce	MacWilliam	Vancouver	Canada	I'm concerned as the height is incongruent with the neighbourhood and , if approved , will set a precedent for the approval of future projects of this scale.
6/24/2019	Roberta	Olenick	Vancouver	Canada	
6/24/2019	Caroline	S	Vancouver	Canada	other commenters have articulately laid out the multitude of reasons why this is a poor idea: out-of-character for neighborhood and by extension is character-changing to city, incongruent, precedent-setting, impact to view lines, greedy...
6/24/2019	Gus	Stassinopoulos	Vancouver	Canada	
6/25/2019	Janis	McKenna	Vancouver	Canada	Paris and Washington DC are two of the most livable, pedestrian friendly and beautiful cities. Both have severe height restrictions on buildings, which is much of the reason they are both so beautiful and livable. Shouldn't Vancouver be as livable and as beautiful as Paris and Washington? Tall buildings make for ugly, unlivable cities and would block the view of the mountains we all love.
6/25/2019	T	G	Vancouver	Canada	
6/25/2019	Paula	Maisonville	Vancouver	Canada	This is an outrageous proposal, particularly with the impact of views and neighbourhood characteristics. The City of Vancouver previous 16 story approval is tall enough and should stand.
6/25/2019	Aiko	Osugi	Vancouver	Canada	I don't want this project with increased height to become a precedent.
6/25/2019	eileen	anderson	Vancouver	Canada	28 stories will Destroy the scale of these neighborhoods. With so many empty condo is in the city why are earth would you want to build 28 stories of expensive rentals. This is contrary to good community living
6/26/2019	Elizabeth	Tait	Vancouver	Canada	I am worried about the precedent this building will set for future development along the subway route. Developer greed must not be the driving factor in the Broadway planning process.
6/26/2019	Cory	Lagasse	Vancouver	Canada	I support increased density, especially mixed-use rental housing along the Broadway corridor, however I believe that 28 floors is too high. It will negatively impact the livability of the Broadway corridor and sets a dangerous precedent for similar building heights for future development. The height of the building should be kept at 16 storeys in accordance with current zoning restrictions and neighbourhood characteristics.
6/26/2019	Diane	Patrick	Vancouver	Canada	Allowing this building feels like a slippery slope. Once this one is approved more are sure to follow. Do we really need more tall buildings in the COV? I am not against increases in density but not at this scale.

6/26/2019	carol	weinstock	vancouver	Canada	I live in this neighborhood and am concerned that the Broadway corridor will become a canyon.
6/27/2019	P	Massing	Vancouver	Canada	people in every neighbourhood need their voices heard. 16 storeys was accepted by them. That should be respected. We need a city wide plan respectful of NHs
6/27/2019	Joy	Evans	Vancouver	Canada	
6/27/2019	Wally	Raepple	Vancouver	Canada	We should not allow rezoning untill the cooridor planning is complete. and zoning should reflect the character of the existing neighbourhood
6/27/2019	Karen	Romans	Vancouver	Canada	I believe the proposal to change the height from 16 stories to 28 will have a drastic impact on the character of Fairview Slopes, where I have lived for nearly 20 years. The increase in population and traffic will put a great strain on current resources. A 28 storey structure will block out the sun and create wind tunnels. At a time when my neighbourhood is going to have to deal with the expansion of Broadway corridor to allow for better mass transit, adding the tallest tower on Broadway to the construction mess will be intolerable.
6/27/2019	Leslie	Carnell	Vancouver	Canada	
6/27/2019	Deirdre	Keegan	Vancouver	Canada	I feel like putting in a 28 floor building is too HIGH for a residential area & that it'll change the area drastically!!!
6/29/2019	Lydia	Braam	Vancouver	Canada	
6/29/2019	Phoebe	Glasfurd	Vancouver	Canada	
7/2/2019	Cheryl	Niamath	Vancouver	Canada	
7/2/2019	Madison	Mussio	Vancouver	Canada	This is my home and the city is trying to destroy its character by building stupidly large building for their own political gain. Greedy and gross!
7/3/2019	Paul	Lesack	Vancouver	Canada	This monstrosity of building will do nothing to increase affordable housing in the city and will destroy the character and infrastructure of Fairview. It sets a terrible precedent. Anyone who thinks that it won't set off a chain reaction hasn't gone down Cambie or Oak in the last few years.
7/6/2019	Diane	Hardouin	Vancouver	Canada	I am in favor of a 16 story building but feel strongly that 28 stories is not in keeping with the area!
7/6/2019	Erin	Lowe	Vancouver	Canada	I live in this area and donâ€™t support a 28 story building. It is unfair to the people that live here and not inline with the other building heights.
7/7/2019	Karen	Irvine	Richmond	Canada	I object to adding the additional 12 stories. The area is already dense enough without the gates being opened up to â€œthe sky is the limitâ€ People living in this area will be impacted. The already burgeoning neighbourhood has no infrastructure to handle what without doubt be the first domino to fall.
7/7/2019	David	Hardouin	Vancouver	Canada	
7/8/2019	Marge	Slater	Vancouver	Canada	Your proposed building is way beyond approved height.
7/15/2019	Jaye	McLeod	Vancouver	Canada	Too damn tall!!!
9/8/2019	Geraldine	Lydon	Vancouver	Canada	I live in the neighbourhood and am concerned about it losing its character. Developers are doing this out of pure greed, nit because they care about the city or the environment

9/9/2019	Lise	W	Vancouver	Canada	Keeping buildings in this area on a human scale via height restrictions encourages community. This neighbourhood is just that- the emphasis on neighbours with people of all ages and stages of life living here. Taller buildings may provide higher density but in this location they would create more problems than they solve (shading, blocking of views, destruction of trees) Allowing changes to current zoning limits sets a precedent and is a slippery slope as others have already stated and we have seen it happen already in other areas.
9/22/2019	Barbara	Webster-E	Vancouver	Canada	It will totally change the neighborhood plus the parking will be a disaster. We already have a terrible time finding parking. I've had friends refuse to visit me as they can't find parking now! If I need to park on the street I can drive around for as long as 20 minutes and have to park as far away as 5 blocks- NOW! We already have a new building with limited parking going up on our street adding to the congestion. Adding this building will be a nightmare for parking in the area.
9/22/2019	Kat	Evans	Vancouver	Canada	
9/22/2019	Anna	Willms	Vancouver	Canada	
12/7/2019	Isolde	Hager	Vancouver	Canada	A 28 storey building would change our community drastically and give way to more of the same. This would set a precedent for more buildings of similar height.
3/29/2020	Dean	Shaler	Vancouver	Canada	I want to preserve the character of this neighbourhood the way it is
5/5/2020	Michael	Savage	Vancouver	Canada	While I agree with increasing density, a 28 storey building is completely out of character with the area. The impacts will be huge: creating a ghetto, blocking views of the mountains, increased difficulty with parking, ruining the feel of the neighbourhood. Permitting such a large scale building, purely for financial gain would be gross negligence and ineptitude by the City Council and will set a precedent.
5/14/2020	Maura	Brown	Vancouver	Canada	
6/4/2020	Virginia A	Richards	Vancouver	Canada	Set a precedence for the Broadway Corridor that does not have a proper community plan. Needs to go through a proper process first. Stop this rezoning!
6/23/2020	Mary	Richmond	Vancouver	Canada	Because our quality of life and community is being eroded by the increase in buildings, population, light, and traffic in our neighbourhood.
6/24/2020	Cyrus	Boelman	Vancouver	Canada	The height and density change is totally inappropriate and inconsistent with current and even new builds in the area. Infrastructure is not in place to support this development and it will significantly impact residents as far as the east end of False Creek.
6/24/2020	Lucien	Durey	Vancouver	Canada	This proposed building is totally incongruent with old and new buildings in this area and will negatively impact residents. There is insufficient community infrastructure as is, towers this size will add further strain.
6/25/2020	Colette	Rustad	Vancouver	Canada	Too many recently approved large developments are going back to city for rezoning to mega-high rises that do not respect the surrounding neighbourhood landscape. This is the case here. This development doesn't meet all citizens needs or affordability targets. This will set a precedence to build future similar developments not respecting surrounding area and increasing density but not necessarily bringing Large-scale affordable housing to the market but rather luxury housing and small accommodation for affordable housing. Neighbourhood impact is ignored at benefit to developer and payment of CAC fees that won't necessarily uplift amenities in the area. The neighbourhood and citizens lose far more than the few gain.

6/25/2020	Irma	Sewerin	Vancouver	Canada	Two reasons at least. We are loosing livability with this project.: increased alienation, loss of community sense, way out of human scale, huge impact on services (fire protection, parks, libraries, schools, playgrounds), big impact on the environment (change of air flow, shadowing, huge volume of water/concrete) Secondly, this project contradicts planning guidelines, for example FSR.
6/25/2020	Robin	Bjorklin	Vancouver	Canada	I live next to Birch and don't want a massive building ruining the area.
6/25/2020	Raymond	Tjia	Vancouver	Canada	
6/26/2020	Christie	McJannet	Vancouver	Canada	While I support mindful development to support our growing city, it is imperative to maintain community integrity. Doubling a building's size is not the right, fair or just way to address the problems our city has. It needs to be planned to best adapt and not degrade the current infrastructure and community.
6/26/2020	Susan	Griffiths	Vancouver	Canada	I don't believe we should turn our city into a New York where access to sunlight is denied due to excessive building heights. Also we are already a very densely populated residential area.
6/26/2020	Richard	Nagy	Vancouver	Canada	Too many floors. Too much density and would change the landscape and feel of this neighbourhood. I say NO to 28-floors!
6/26/2020	Luvismind	Simpao	Vancouver	Canada	I oppose 28-floors. This would change the feel and landscape of our neighbourhood. NO to 28-floors.
6/26/2020	Jane	Griffin	Vancouver	Canada	
6/26/2020	Stefanie	Gajdecki	vancouver	Canada	It is too large of a building and will make the corridor along Broadway seem less residential. The view will change as well in the neighbourhood and the shadow will be large within the neighbourhood.
6/26/2020	Ronnie	T	Vancouver	Canada	There should be a planning process that takes the entire Broadway corridor as a whole. Building a 28-story building at this location prior to the completion of the Broadway Plan is an ill approach and irresponsible. It should either go ahead with the original 16-story plan or wait until the Broadway Plan is completed.
6/27/2020	Alex	Chow	Vancouver	Canada	
6/27/2020	Mo	Afshin	Vancouver	Canada	Yes! We have a major housing problem in this city. But years of allowing construction, like the one proposed here, has shown these constructions do not solve the problem. They attract a small fraction of the community and investors. What we need is a lower density (Real) affordable housing!
6/27/2020	Mark	McEvoy	Vancouver	Canada	
6/27/2020	Christina	Babec	Vancouver	Canada	
6/27/2020	J	Sie	Vancouver	Canada	Yes to increased density, but at a balanced level. No to developers' greed. And No to circumventing of due process.
6/27/2020	Pamela	Fitzpatrick	Vancouver	Canada	This decision is putting the cart before the horse. Finish the Broadway corridor plan and then make a decision. This building is also too high. Rentals yes but keep the streetscape more moderate.
6/28/2020	Thomas	Tartaglia	Vancouver	Canada	The corridors in this neighbourhood are limited to 10 stories and should remain at 10 stories. We do not want buildings that block existing views and cast a shadow on surrounding buildings. No to buildings of this height. Buildings of this size belong downtown not here.

6/29/2020	David	Macvey	Vancouver	Canada	16 floors enough for this area.
6/30/2020	A	Alderman	vancouver	Canada	28 floors is too many for the look and feel of this area and will too dramatically change the landscape and pave the way for more buildings of the same height. Please stick with the original 16floors
6/30/2020	Kristiina	Oinonen	Vancouver	Canada	I live in the building next to it and will loose all my natural light as my windows will be up against the new buildings
6/30/2020	Saki	Konomura	Vancouver	Canada	The approval of this 28 floor building will change the livability of the neighbourhood for the worse and set a negative precedent for all future development.
6/30/2020	Kris	Johnson	Vancouver	Canada	28 floors is too many for the look and feel of this area and will too dramatically change the landscape and pave the way for more buildings of the same height. Please stick with the original 16floors
6/30/2020	Patricia	D	Vancouver	Canada	We should preserve what's left of our majestic mountain views. Too many tall buildings have already obstructed the Vancouver skyline.
6/30/2020	Lee	Perry	Vancouver	Canada	Too high for the area and will cast too big a shadow on surrounding properties. The city needs an overall plan for development, not just these mega buildings at the whim of the developers.
6/30/2020	Lisa	Lalsingh	Vancouver	Canada	
6/30/2020	Jose	Bicudo	Vancouver	Canada	
6/30/2020	Vincent	Ng	Vancouver	Canada	
6/30/2020	Nathan	Schaffer	Vancouver	Canada	Concerned about excessive height in this area
7/1/2020	Orla	Cousineau	Vancouver	Canada	Scale and height is excessive for the area.
7/1/2020	Noony	Paletta	Vancouver	Canada	we will lose the character of the city. A more comprehensive plan for these corridors is important to consider - not just based on developer lobbyists
7/1/2020	Frans	Jansen	Vancouver	Canada	To protect neighborhoods from gregarious developers or this will show up as well in your neighborhood in no time!! Crofton Manor?
7/1/2020	Rich	Helmer	Vancouver	Canada	There have been a number of instances lately where a developer with zoning for an approved tall building has asked for even more height. I don't think the people of Vancouver have been asked if they want a city full of high rises all over the place. If council is going to consider these requests they should first ask the people of the city if that is what they want.
7/1/2020	Colin	West	Vancouver	Canada	
7/2/2020	Stephen	Wimperly	Vancouver	Canada	
7/2/2020	Albert	Meister	Vancouver	Canada	
7/2/2020	Robert	McLeod	Vancouver	Canada	
7/2/2020	Catherine	Walsh	Vancouver	Canada	The development was for 16 floors, which is in keeping with the maximum heights of the Broadway Corridor. 28 floors is excessive and would ruin the consistency of the neighborhood. What next....50? Rules are in place for a reason, not at the whim of the developer. Please block this development for the sake of our beautiful city.
7/2/2020	Ali	Anni	Vancouver	Canada	This will forever change the infrastructure of our neighbourhood to a concrete jungle. We donâ€™t want large towels in Fairview itâ€™s not the right place for it.

7/2/2020	Lynda	Tierney	Vancouver	Canada	A big part of what makes Vancouver worth living in is the beautiful skyline. By prioritizing high rises over aesthetics, we are diminishing the beauty of the city. It's simply an inappropriate place to have a building that high. It also sets a precedent for future high rises to be built in the area. This is EXACTLY what happened in White Rock, and it is now excessively overpopulated in the center.
7/2/2020	Rachel	Moore	Vancouver	Canada	
7/2/2020	Trish	Telawsky	Vancouver	Canada	
7/2/2020	Brittany	Seligman	Vancouver	Canada	
7/2/2020	D	Finkelstein	Vancouver	Canada	This kind of density will change the neighbourhood and set a precedent for other massive high rises in Fairview and along the corridor
7/3/2020	Darcy	Higgs	VANCOUVER	Canada	
7/3/2020	Mia	Mushinski	Vancouver	Canada	
7/3/2020	Pamela	Egger	Vancouver	Canada	I live in the neighbourhood and I am opposed to buildings heights past 12 floors. The 28 floors will set a negative precedent for more tall buildings along Broadway and this neighborhood which will lead to too much density, cold building shadows, and loss of quiet neighborhood. Stop the tall buildings in Burrard Slopes!
7/3/2020	Jennifer	Musser	Vancouver	Canada	
7/3/2020	Alan	Jeftic	Vancouver	Canada	
7/3/2020	Tom	Black	Vancouver	Canada	
7/3/2020	S	Roach	Vancouver	Canada	
7/4/2020	Kiyomi	Hori	Vancouver	Canada	I moved to this area recently for its livability and the incredible view and I am incredibly disheartened to hear about this 28 story monstrosity that will not only be an eye sore in the area, but set an unwanted precedent for further projects like this that would drastically change the face and community of the Fairview neighbourhood.
7/4/2020	Olivia	Povarchoc	Vancouver	Canada	As a resident of the Fairview neighborhood, I am extremely opposed to the development of the 28 floor high rise. It would put the area - a historically working middle class neighborhood - in danger of becoming yet another unlivably expensive part of the city.
7/4/2020	Bryan	Lau	Vancouver	Canada	
7/4/2020	Alexandra	de Levie	Vancouver	Canada	I live in the neighbourhood and our neighbourhood cannot support a high rise of those size.
7/5/2020	Anne	Burnside	Vancouver	Canada	a building of this height would change the character of the neighbourhood where i am a resident, and set a precedent that would allow other massive highrises to be approved.
7/5/2020	Jonathan	Smith	Vancouver	Canada	
7/5/2020	Russ	M	Vancouver	Canada	A building of this height and density will negatively mpact to the community in forms of traffic, parking, amenities, schools and parks in an already densely populated area. Imagine looking up towards Broadway from 6th, this building would look like it was 60 stories tall.

7/5/2020	Ingrid	Parent	Vancouver	Canada	Bigger is not always better as the pandemic has shown us. There are more important things than the almighty dollar. Our city is a mish mash of small, medium, big buildings and this 28 tower would stand out like a sore thumb. The Broadway corridor development is our opportunity to make this east west corridor a livable model for all concerned. A 28 story tower has no place on this street and will set a precedent for even more tall monsters in our neighbourhood.
7/5/2020	Grant	Mowbray	vancouver	Canada	
7/5/2020	Donna	Barker	Vancouver	Canada	Will worsen livability I have always lived in condos A city is best viewed at eye level, you lose sight of the human scale in high rise neighbourhoods. High rises subject to the effects of too much sun and too much wind on their all glas skins. Inefficient glass is not good at keeping excessive heat out or desirable Heat in.high rises use almost twice as much energy per square metre as mid-rise structures per B.C. Hydro data.
7/5/2020	David	Griffin	Vancouver	Canada	
7/6/2020	Rudy	Froese	Vancouver	Canada	
7/6/2020	Garth	Wambolt	Vancouver	Canada	Shadows on area and out of place for the neighbourhood.
7/6/2020	Leslie	Disler	Vancouver	Canada	To expand the 16 story site to 28 without an overall plan to indicate the overall impact to the community. There are rumors that this is a done deal along with densification to 40 story buildings in the Granville and Broadway corridor. We need what the green spaces and livability supports are being planned if this is going ahead.
7/6/2020	Noemi	Gal-Or	Vancouver	Canada	I live in Vancouver and I oppose the 28-storey rezoning proposed at 2538 Birch Street.
7/6/2020	Gord	Cowan	Vancouver	Canada	The developers should proceed with the originally approved 16-story development that fits with the rest of the Broadway corridor streetscape and the surrounding neighborhood. If the city wants to consider taller buildings in this area, then a fully-considered neighborhood plan needs to be developed first.
7/6/2020	Michelle	Kee	Vancouver	Canada	I believe that the building height would block existing views from apartments in the Fairview area.

Mayor & Council
City Hall
453 West 12th Avenue
Vancouver, BC V5Y 1V4

July 7, 2020

Re: July 9, 2020 CD-1 Amendment: 2538 Birch Street (formerly 1296 W Broadway)

Dear Mayor & Council,

I oppose the 28-storey rezoning application at 2538 Birch Street, and I support the Applicant's approved 16-storey application. The following are the reasons why I oppose this rezoning application. They are based on facts – not opinions – and I do hope that you will consider them in your decision making on July 9, 2020.

1. Human Scale:

- a. I have chosen to live in this neighbourhood because of its moderate density, mixed forms, and low and mid-rise buildings. This building simply does not fit the character of Fairview/South Granville/Burrard Slopes/False Creek/Kits which are almost entirely low and medium-rise, rental and Heritage buildings.

2. Gentrification, Aging In Place & Housing Costs:

- a. A building of this size, cost and differentiation perpetuates the development trend that threatens our neighbourhood's large, existing rental stock, places upward pressure on rents and threatens a significant, long-term senior citizen rental population.

3. Schools:

- a. City Staff have incorrectly identified L'Ecole Bilingue Elementary (a French school) as the catchment school for 2538 Birch Street.
- b. The Vancouver School Board identifies Emily Carr as the English elementary catchment school for neighbouring addresses, which is a 30-minute walk, or 2 kms away.
- c. None of the English-language schools in the area meet these criteria and, more fundamentally, all are reported to be operating at full capacity.

4. Parks & Recreations Areas:

- a. The Planning Department and Vancouver Parks Board have identified this Application as being in a park and tree deficient neighbourhood.
- b. Planning says that the Application proposes an "exemplar amount" of outdoor and indoor private spaces but fails to note the fact that the Application's playground is located on the 27th floor. A private children's playground 300 ft. above the ground is not 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.
- c. Internal correspondence shows that both Planning and Parks staff support the creation of public green space as a part of this application, and yet the building provides no substantive, public green space to the neighbourhood.
- d. City Staff cite nearby parks, but the nearest, large parks are more than a 10-minute walk away, in some cases down steep hills from the site and therefore inaccessible to some. This

fails to meet the City's Greenest City Action Plan target of having parks accessible and within a 5-minute, walk of residences.

5. Height & Shadowing:

- a. The Application does not meet the requirements of the Moderate Income Rental Housing Pilot Program which state that it must respect transitions to surrounding areas and homes. How does a 28-storey building, respect the transitions to surrounding buildings that are less than half its height?
- b. City Staff report that the shadow studies show a "significant increase in the shadows during the winter months resulting from the increase in height up to 27 stories".
- c. 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.
- d. The rezoning is a complete departure from anything in the area because the C-3A zoning along Broadway was originally created specifically to protect the Fairview Slopes and False Creek from excessive shadowing created by tall towers along Broadway.
- e. The Applicant has not provided a View Impact Analysis like it did with the previous, 16-storey application because this would show how out-of-place this 28-storey building is in the neighbourhood.

6. Precedent & Timing with Broadway Plan:

- a. With the Broadway Plan in progress, such a radical and controversial application would be enormously impactful and completely undermine the integrity of the Broadway Plan's citizen engagement process.
- b. This Application will set a precedent for building height and density in a neighbourhood where residents are overwhelmingly opposed to it, as demonstrated in the Broadway Plan Walkshops and feedback received by the City on this Application. After one 28-storey building, there is nothing stopping additional high-rises in the Broadway Plan scope area that bear no relation to their neighbouring buildings.
- c. Planning initially rejected the Moderate Income Rental Housing Pilot Program Application for this site on March 19th, 2018, due to concerns about conflicts with the Broadway Plan and land speculation. The Broadway Plan hadn't even started, nor had these any of the concerns been abated when Planning suddenly invited the Application to join the Program on June 12, 2018.
- d. City Staff state that while "the Broadway Plan process is ongoing, staff are of the opinion that the proposal directly responds to many of the Broadway Plan Guiding Principles endorsed by Council on October 22, 2019." Staff do not mention that the Application fails to respect the Broadway Plan Guiding Principle *Encourage Contextual Design*.
- e. Staff have concluded "that the proposed form of development represents an appropriate urban design response to the site and context.", despite the fact that, on October 22, 2019 they reported to Council on the Broadway Plan, saying that "in terms of heights, densities and forms of new development, in the study area, at this point, Staff are not in a position to recommend specific forms of development." Moreover, none of the City's surveys completed in conjunction with the Broadway Plan contained any specific questions regarding height, built form or density.
- f. During the Broadway Plan's Granville Street, Fairview Slopes, Fairview South and Burrard Slopes Walkshops (which I attended), residents were overwhelmingly against this

Application and high-rises in general, in these neighbourhoods. Some of the Walkshops were chockablock with developers and real estate agents and lobbyists, including former Councillor Raymond Louie, who does not live in the neighbourhood.

7. Integrity of Process:

- a. At the Pre-Application Open House in November 2018, we were told by the Applicant that this project would be “slammed through” and would not be delayed by the Broadway Plan Interim Rezoning Policy.
- b. Rezoning Enquiry submitted after June 20, 2018, therefore, Application falls under Broadway Interim Rezoning Policy, without exception. The Applicant’s Rezoning Enquiry was submitted on July 25, 2018, almost a month after the Broadway Plan and Interim Rezoning Policy was approved, making this Application ineligible for exemption from Broadway Plan IRP.
- c. In letters to the Applicant, City Staff repeatedly acknowledge the Application’s conflict with the Broadway Planning Program, but still advance the application during the Broadway Plan.

8. Financial Impacts & Governance:

- a. The Application will receive millions in DCL & CAC concessions from the City and provide a measly 58, marginally affordable units, so that the Applicant can rent out the best views in the City at outrageous prices. This building is a sell-out.
- b. The floor space ratio of 10.35 is the highest along Broadway and more than 3x what the original C-3A zoning permitted. It is akin to standing a pool cue on a postage stamp.

9. Optics:

- a. Speaking to a Vancouver Board of Trade audience, the Mayor referred to a picture of this Development, saying that this was “the reality of what we need”.
- b. In a June 27, 2019 interview with the CBC, Mayor said he supported this project.
- c. In April 2019, the Vancouver Sun reported that City Staff were telling developers “Don’t be crazy”, because they didn’t want a rush of land purchases and applications that would fuel land speculation and costs along Broadway during the Skytrain extension. Approving this Application does exactly that – it rewards and inspires speculation.

Please vote against this rezoning application on July 9, 2020.

Thanks for your time, consideration, and open-mindedness.

Warmest regards,

Sean Nardi
Vancouver, BC

Mayor and Councillors,

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

I have lived in the Fairview South Granville neighbourhood as both a renter and an owner in three different locations over 40 years and I fully support the originally approved development of 16 floors at this site. I am in favour of 'making room' and in favour of a thoughtfully developed Broadway plan that will grow the neighbourhood, support neighbourhood businesses and provide increased densification in my neighbourhood.

I am, however, dismayed to see this re-application for a proposed increase in height to 28 floors.

I chose this neighbourhood because of its livability - low to midrise buildings, leafy and quite neighbourhoods, accessibility and walkability. This neighbourhood of Fairview, South Granville and False Creek is almost entirely low and medium rise buildings many with unique heritage character. The South Granville neighbourhood in particular was on the 2007 Heritage Vancouver watch list with about 15 apartment blocks listed in the City's Heritage register.

New developments should complement and strengthen rather than detract from its neighbourhood. This proposed building does not transition at all to the neighbouring buildings. It is a massive structure that will overwhelm the neighbouring homes. It will be twice the height of the tallest neighbourhood buildings. Neighbourhoods directly to the north of Broadway on the downward slope will be overshadowed by a looming 28 story structure. Access to sunshine and sky will be diminished and this will negatively impact livability for all residents in its shadow. One only has to walk through Yaletown or the downtown core to realize the impact of limited sunshine even on warm summer days.

I have participated in the Broadway Plan Process and attended workshops and the majority of attendees I heard speak did not want tall towers in this neighbourhood. As a resident of this city - my city – I want to see a thoughtful development that supports all residents who live here. I believe that 28 floors will set a precedent for future development and will impact building heights along this corridor to the detriment of residents. In short, if approved, this will drive other developers to seek trade-offs for increased height and density that will negatively impact our neighbourhood. The Broadway Plan is in progress and I have been told that my input is important and that neighbourhoods will be listened to. I have heard that we want wider sidewalks where one can walk comfortably, areas to sit away from traffic, and places to gather. I don't see this addressed in the proposed development. How will the Broadway Plan retrofit this structure into the vision of a

thoughtful development of the corridor? This tower will be a blight on what could potentially be a truly great corridor in our city.

Views to the mountains that Vancouverites so cherish will be diminished. One only has to walk along the south side of the False Creek seawall and see the sadly narrow view corridors that have been saved and require signage to actually point them out. (just in case you might miss them). Consider also the view from the Queen Elizabeth Park lookout and I think that this may one day in the future be the only location from where visitors may see the spectacular views of the mountains.

Approval of this development will set a precedent that cannot be undone. It is a short sighted reaction that if built will be a lasting reminder of the failure of the process that has brought us here. We deserve better. Surely as the Broadway Plan unfolds height can be increased moderately along the length of the corridor from low to midrise levels, providing ample housing for this neighbourhood. We don't need towers to accomplish the housing needs in this city.

Again, I fully support increasing rental stock in our city. I am not afraid of accepting change. I just don't want my neighbourhood to become another downtown. This 28 story tower clearly sets a precedent for increased heights along the Broadway corridor. Despite the good intentions of community involvement in the Broadway Plan I fear approval of 28 floors will stoke the cynicism of residents who love this neighbourhood.

The original proposal of 16 stories seems a reasonable height accommodation for the neighbourhood.

So I would ask that you vote yes to the already approved 16 floor development and say no to 28 floors.

Thank you.

Margaret Robinson

s.22(1) Personal and Confidential



Your ref

Our ref

Date 7 July, 2020

s.22(1) Personal and Confidential

Dear Mayor and Council

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

I **oppose** the rezoning application for a 28-storey building at Birch and West Broadway. I recognize the need for additional rental units in the city and supports the current zoning of 16 stories with 153 rental units. I would support the conversion of 20% of these **into MIRHPP units**. However, I feel that this 28-storey project is ill-considered and gives too much to a developer to achieve a minimal return.

I have the following concerns about this project:

The developer has already been given generous allowances on this property.

- The original C-3A zoning guidelines suggest a maximum height of 120 feet and an FSR of 3.3.
- The approved rezoning application was considered under the Secured Market Rental Housing Policy (“SMRHP”). The developers were allowed a building of 163 feet, 16 stories, 153 rental units, and an FSR of 7.07 (By-Law 12179).
- The developers subsequently reapplied under the Moderate Income Rental Housing Pilot Program (“MIRHPP”) and were invited by the City of Vancouver Planning Department to apply for a second rezoning. The developer now proposes a height of 276 feet, 28 stories, 200 SMRHP units, 58 MIRHPP units and an FSR of 10.52.

MIRHPP is unlikely to satisfy the need for moderate income housing but will permanently adversely affect the ambience of the City.

- Mayor Stewart in his campaign literature stated “Build 25,000 new non-profit affordable rental homes over the next 10 years”. This appears to be quite unrealistic
- He claims that the only way to provide the housing is through the MIRHPP program.
- The first ten MIRHPP projects contain 235 units for moderate income renters and 927 market rental units. If the first 10 proposals are representative of future proposals, the City would need 1,064 buildings to provide 25,000 moderate income units (25,000 divided by 235). This is almost nine buildings per month, of which one tenth would be 28 stories. As a by-product developers would need to rent 98,600 units at market rates.

The development will strain the capacity of City services and infrastructure

- Parking requirements are being relaxed as a part of this application. The 195 SMRHP units are allocated 145 parking spaces. The 58 MIRHPP units are allocated 26 spaces. This raises the question of where are tenants going to park? Statistics show that cars continue to be a major percentage of transit usage for most Vancouverites, so this means that people will be forced to find parking on the already overcrowded local streets.
- Schools are inconveniently located. One objective of both SMRHP and MIRHPP is to provide accommodation for families. The site is not within the catchment area of the most convenient school, False Creek Elementary. The site is within the catchment area of Emily Carr Elementary located 30 blocks (1,700 m) away on one of Vancouver’s busiest traffic arteries, as well as Henry Hudson Elementary (1,900 m) I also note that there are no nearby playgrounds for children apart from a room on the top floor..

This building will set precedents that will have permanent impacts on Vancouver

- The MIRHPP fact sheet states:
“Proposed projects must consider context and transitions to surrounding areas. Areas with existing precedents for higher buildings will be considered more appropriate locations for greater building heights and densities”.

I understand this and do not object to the site’s current zoning for 16 stories (which will be the highest in the area). However, we cannot agree that the existing 14 story limit in the area is a precedent for 28 stories. In fact, we believe that no 28-storey buildings can be found anywhere outside the downtown peninsula, with exception of the Oakridge and Marine Gateway megasites.

- This building will set a precedent for the whole of Vancouver south of the downtown peninsula. If one spot-zoned 28-storey building is good, then why are another 19 buildings not better? Arguments against others become much weaker. However, the problems will be experienced at every location. Property values, taxes, etc. will increase endangering the existing affordable rentals in the area with demolition, and the renters with demovictions.
- The designation of properties along Broadway as MIRHPP test cases usurps the responsibilities of the Broadway Plan process. It constrains the freedom of the residents and planners who may legitimately conclude that 28-storey buildings are not appropriate for Broadway. However they will not be able to reverse this mistake.

In Summary:

The addition of more units than space will result in fewer SMRHP units than approved in the original rezoning.

The developer can obtain incentives for 31 MIRHPP units in the currently-zoned 16 stories, which I support. He now wants zoning for an additional 12 stories in exchange for a mere additional 27 MIRHPP units.

MIRHPP developments will be unable to provide the mayor’s target of 25,000 non-profit affordable rental homes over the next 10 years. Vancouver will get too much building and too few affordable units.

The proposal is in process without any apparent consideration of its impacts on City infrastructure and services, and the ambience of the local area.

The proposal sets a precedent that flies in the face of any planning associated with the Broadway Plan and a new City-wide plan, which we are supposed to be moving towards.

This building is much too large for this neighbourhood, poses a real threat to local, truly affordable rental accommodations, and gives away too much to the developer for the return, while transferring costs onto other taxpayers.

Yours Truly

James Pammenter

From: [Johnston, Sadhu](#)
To: [s.22\(1\) Personal and Confidential](#); [Kennedy, Bligh, Rebecca](#); [Boyle, Christine](#); [Carr, Adriane](#); [De Genova, Melissa](#); [Dominator, Lisa](#); [Fry, Pete](#); [Hardwick, Colleen](#); [Kirby-Yung, Sarah](#); [Swanson, Jean](#); [Wiebe, Michael](#); [Connell, Francie](#)
Subject: RE: Follow-Up: Process Related to the Referral to Public Hearing of 2538 Birch St.
Date: Friday, July 03, 2020 3:44:48 PM
Attachments: [image003.png](#)
[image004.png](#)

Dear Ian and Sean,

This is a response to your email dated June 19, 2020 regarding the referral to public hearing of the proposed development at 2538 Birch Street (the "Development").

The Law Department has been consulted about this matter.

It is the Law Department's view that it was not unlawful to refer the Development to public hearing.

A key issue has been whether the Development met the criteria set out in Policy 1 of the "Policy on Consideration of Rezoning Applications and Heritage Revitalization Agreements during Broadway Planning Process" adopted by Council on June 20, 2018 (the "Policy").

Policy 1 reads:

"Policy 1: Where, at the time of adoption of this rezoning policy, there is an active rezoning application or where a recent application for rezoning advice has been received, and the applicant has received a written response stating that a rezoning application would be considered (within the past three years), the application will be considered."

The City has taken the position that the Development met the requirement of Policy 1 because the applicant sought pre-enquiry zoning advice prior to June 20, 2018. The City considers this to meet the requirement that "a recent application for rezoning advice has been received".

Although this was not a formal rezoning enquiry, as that was not received until July, 2018, the City's position is that the proposal and pre-enquiry zoning advice sought and the material submitted by the applicant was sufficiently in-stream to meet the Policy. The City also considers the letter from Dan Garrison dated June 12, 2018, prior to the Policy being adopted, to be a "written response stating that a rezoning application would be considered".

The City considers these conclusions to be reasonable. However, the City does not consider the Policy to be a legally binding instrument. Unlike the Vancouver Charter, it is not a statute and it does not have the same legal effect as a by-law. The Policy should inform, but does not bind Council's deliberations. Council is free to refer a development to public hearing that meets the Policy, but it is equally free to refer a development to public hearing that does not meet the Policy. Conversely, Council could decline to refer a development to public hearing that does meet the Policy.

As noted, Law does not consider the referral of the Development to public hearing to have been unlawful. The issues raised regarding the referral may inform a Councillor about whether the development should be approved following a public hearing, but it is not unlawful to consider the Development at the public hearing. It is ultimately up to Mayor and Council to consider the merits of the Development at the Public Hearing and then following the Public Hearing Council has the power to approve, reject or refer the rezoning application back to Staff whether it fully met the requirements of the Policy or not.

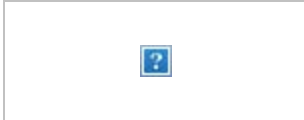
Best,

Sadhu

Sadhu Aufochs Johnston | City Manager
 Office of the City Manager | City of Vancouver

604.873.7627 | sadhu.johnston@vancouver.ca

Pronouns: he, him, his



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the Musqueam, Squamish, and Tsleil-Waututh peoples.

From: Sean Nardi s.22(1) Personal and Confidential

Sent: Thursday, July 2, 2020 11:34 AM

To: Stewart, Kennedy; Bligh, Rebecca; Boyle, Christine; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Swanson, Jean; Wiebe, Michael

Cc: Connell, Francie

Subject: Follow-Up: Process Related to the Referral to Public Hearing of 2538 Birch St.

Dear Mayor Stewart and Councillors,

On June 19th, we sent the following email, letter and attachments outlining serious process errors regarding the rezoning application for 2538 Birch Street. We are writing again because we have not received a response from the Mayor, Councillors, nor the City Solicitor, on this matter.

These actions have legal implications that need to be addressed, especially since the City is on notice of the issue. Mr. Kelley's Memorandum of June 18, 2020 to the Mayor and Council regarding this matter simply represents the opinion of Planning Department staff. It is not legal advice as to whether the requirements of the Interim Rezoning Policy have been satisfied, which is the central issue here.

We await your early response to the matters outlined in our email below.

Ian Crook Sean Nardi

----- Forwarded message -----

From: Sean Nardi s.22(1) Personal and Confidential

Date: Fri, Jun 19, 2020 at 1:32 PM

Subject: Re: Process Related to the Referral to Public Hearing of 2538 Birch St.

To: <kennedy.stewart@vancouver.ca>, <CLRhardwick@vancouver.ca>, <CLRBligh@vancouver.ca>, <CLRcarr@vancouver.ca>, <CLRdegenova@vancouver.ca>, <CLRkirby-yung@vancouver.ca>, <CLRboyle@vancouver.ca>, <CLRdominato@vancouver.ca>, <CLRfry@vancouver.ca>, <CLRswanson@vancouver.ca>, <CLRwiebe@vancouver.ca>

Cc: <francie.connell@vancouver.ca>

Dear Mayor Stewart and Councillors:

Re: Process Related to the Referral to Public Hearing of 2538 Birch St.

There are serious concerns regarding the process of how this application for rezoning came to be considered for referral to Public Hearing. We are writing to bring these to your attention, because they require immediate action by Council. Please see the letter to Council and documents attached. Although the City's Manager's email below states that the Code of Conduct Complaint we filed has been determined to be a personnel matter, and is being treated as such by the City, this does not change the need to immediately address the substance of the issue we have identified. The actions taken by staff during their handling of this proposal have directly affected Council and the City, and these actions have legal implications that need to be mitigated, especially since the City has now been made aware of the issue.

On June 9, 2020, Council voted to proceed to a Public Hearing on the basis of inaccurate information provided by the designated representative of the Planning department. The attached documents demonstrate that the information was, in fact, wrong, and that the Policy 1 exception to the Broadway Plan Interim Rezoning Policy (IRP) is not available to this application. **The pre-application for MIRHPP that was rejected by the City on March 19, 2018 (as per FOI), was**

not a Rezoning Enquiry as required under the Interim Rezoning Policy. The June 12, 2018, letter from the City **only invited** the Applicant **to submit** a Rezoning Enquiry. **Furthermore, the Rezoning Enquiry was not received by the City before the June 20, 2018, deadline, as required by the Interim Rezoning Policy. Accordingly, there is no basis for the Public Hearing to proceed at this time.**

In addition to the City being in a position where it is exposed to legal risk (especially since it has been made aware of these issues), the City also has a reputational risk. The issue is far larger than 2538 Birch St. – it goes to the heart of the integrity of the City's governance. Councillors rely heavily on staff for advice, and that imposes a significant duty of care on staff to conduct itself in a manner above reproach. If the City chooses to ignore its own Policy in this instance, citizens will rightly ask what corners will be cut in future, and public consultation in matters such as the development of the Broadway Plan will be brought into disrepute.

Unfortunately, there is no obvious means of redress for citizens for matters such as this, as the Procedures By-Law specifically limits who may speak to a motion to refer. Residents should not have to resort to the engagement of legal counsel to address such a fundamental issue as the City observing its own policies.

Please review the information we have attached. Based on this information, we ask that you rescind the referral to the Public Hearing or, alternatively, instruct staff to delay the Public Hearing until such time as you have had the opportunity to independently review the facts to your full satisfaction, and determine an appropriate way forward.

We appreciate your consideration of the matter as explained further in the attached letter.

Ian Crook Sean Nardi

----- Forwarded message -----

From: **Johnston, Sadhu** <Sadhu.Johnston@vancouver.ca>

Date: Thu, Jun 18, 2020 at 10:11 AM

Subject: RE: [EXT] Re: Code of Conduct Complaint - Request for Third Party Investigator

To: 2538 Complaint s.22(1) Personal and Confidential Fry, Pete <Pete.Fry@vancouver.ca>, De Genova, Melissa <Melissa.DeGenova@vancouver.ca>

Cc: Connell, Francie <francie.connell@vancouver.ca>, Kelley, Gil

<Gil.Kelley@vancouver.ca>, Johnston, Sadhu <Sadhu.Johnston@vancouver.ca>, Hardwick, Colleen <Colleen.Hardwick@vancouver.ca>, Bligh, Rebecca

<Rebecca.Bligh@vancouver.ca>, Carr, Adriane <Adriane.Carr@vancouver.ca>, Kirby-Yung, Sarah <Sarah.Kirby-Yung@vancouver.ca>, Boyle, Christine

<Christine.Boyle@vancouver.ca>, Dominato, Lisa <Lisa.Dominato@vancouver.ca>, Wiebe, Michael <Michael.Wiebe@vancouver.ca>, Stewart, Kennedy

<Kennedy.Stewart@vancouver.ca>, Swanson, Jean <Jean.Swanson@vancouver.ca>, Naklicki, Andrew <andrew.naklicki@vancouver.ca>

Mr. Crook / Mr. Nardi,

I am in receipt of your email with attachments bringing a complaint under the City's Code of Conduct (the "Code").

Your complaint is against a staff member. While you have addressed your complaint to Councillor De Genova and Councillor Fry, and have requested the appointment of an independent investigator, that is not the process provided for in the Code in respect of complaints against City staff.

I refer you to section 8.10 through to 8.13 of the Code which contain the relevant provisions in relation to complaints against City staff. Pursuant to the Code, allegations that staff have breached the Code are reviewed by either the General Manager of Human Resource Services, a departmental General Manager or myself. Accordingly, I will be forwarding your complaint to Andrew Naklicki, the General Manager of Human Resources, for handling. Mr. Naklicki will review and inquire into the complaint as required and in accordance with the City's normal human resources process. If Mr. Naklicki requires additional information from you in order to review and inquire into your

complaint, he will contact you. Given that this is a personnel matter, due to privacy concerns you will not be informed as to the outcome of the review and inquiry into your complaint.

Best,

Sadhu

Sadhu Aufochs Johnston | City Manager
Office of the City Manager | City of Vancouver
604.873.7627 | sadhu.johnston@vancouver.ca
Pronouns: he, him, his



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the Musqueam, Squamish, and Tsleil-Waututh peoples.

From: 2538 Complaint s.22(1) Personal and Confidential

Sent: Wednesday, June 17, 2020 7:43 AM

To: Fry, Pete; De Genova, Melissa

Cc: Connell, Francie; Kelley, Gil; Johnston, Sadhu; Hardwick, Colleen; Bligh, Rebecca; Carr, Adriane; Kirby-Yung, Sarah; Boyle, Christine; Dominato, Lisa; Wiebe, Michael; Stewart, Kennedy; Swanson, Jean

Subject: [EXT] Re: Code of Conduct Complaint - Request for Third Party Investigator

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Councillors De Genova & Fry,

(Mayor & Council, Gil Kelley, Sadhu Johnston & Francie Connell Cc'd)

We are submitting today a Code of Conduct complaint pursuant to Section 8 of the Code of Conduct Policy, which, for the reasons noted herein, is being submitted to you in your capacities as Deputy Mayors for the months of June and July 2020. Please find the complaint and referenced documents attached (10 attachments total).

The complaint requests that a Third Party Investigator be appointed to investigate the matter by the end of day, Wednesday, July 17, 2020 (30 days after submission). As time is of the essence, please provide immediate acknowledgement of receipt, and confirmation that the process to engage a Third Party Investigator is being initiated. (See page 2 of "ODonnell_ConductComplaint_20200617.pdf" attached, for background on Request for an Independent Third Party Investigator.)

Time is of the essence since, as part of the relief sought, the Complainants are requesting a "Delay of the Public Hearing for 2538 Birch St until such time as Council has the opportunity to reconsider its decision in light of the facts disclosed herein, and receive the report of an Independent Third Party Investigator."

Respectfully submitted,

Ian Crook Sean Nardi

James Pammenter

Your ref

Our ref

s.22(1) Personal and Confidential

Date 7 July, 2020

Dear Mayor and Council

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

I **oppose** the rezoning application for a 28-storey building at Birch and West Broadway. I recognize the need for additional rental units in the city and supports the current zoning of 16 stories with 153 rental units. I would support the conversion of 20% of these **into MIRHPP units**. However, I feel that this 28-storey project is ill-considered and gives too much to a developer to achieve a minimal return.

I have the following concerns about this project:

The developer has already been given generous allowances on this property.

- The original C-3A zoning guidelines suggest a maximum height of 120 feet and an FSR of 3.3.
- The approved rezoning application was considered under the Secured Market Rental Housing Policy (“SMRHP”). The developers were allowed a building of 163 feet, 16 stories, 153 rental units, and an FSR of 7.07 (By-Law 12179).
- The developers subsequently reapplied under the Moderate Income Rental Housing Pilot Program (“MIRHPP”) and were invited by the City of Vancouver Planning Department to apply for a second rezoning. The developer now proposes a height of 276 feet, 28 stories, 200 SMRHP units, 58 MIRHPP units and an FSR of 10.52.

MIRHPP is unlikely to satisfy the need for moderate income housing but will permanently adversely affect the ambience of the City.

- Mayor Stewart in his campaign literature stated “Build 25,000 new non-profit affordable rental homes over the next 10 years”. This appears to be quite unrealistic
- He claims that the only way to provide the housing is through the MIRHPP program.
- The first ten MIRHPP projects contain 235 units for moderate income renters and 927 market rental units. If the first 10 proposals are representative of future proposals, the City would need 1,064 buildings to provide 25,000 moderate income units (25,000 divided by 235). This is almost nine buildings per month, of which one tenth would be 28 stories. As a by-product developers would need to rent 98,600 units at market rates.

The development will strain the capacity of City services and infrastructure

- Parking requirements are being relaxed as a part of this application. The 195 SMRHP units are allocated 145 parking spaces. The 58 MIRHPP units are allocated 26 spaces. This raises the question of where are tenants going to park? Statistics show that cars continue to be a major percentage of transit usage for most Vancouverites, so this means that people will be forced to find parking on the already overcrowded local streets.
- Schools are inconveniently located. One objective of both SMRHP and MIRHPP is to provide accommodation for families. The site is not within the catchment area of the most convenient school, False Creek Elementary. The site is within the catchment area of Emily Carr Elementary located 30 blocks (1,700 m) away on one of Vancouver’s busiest traffic arteries, as well as Henry Hudson Elementary (1,900 m) I also note that there are no nearby playgrounds for children apart from a room on the top floor..

This building will set precedents that will have permanent impacts on Vancouver

- The MIRHPP fact sheet states:

“Proposed projects must consider context and transitions to surrounding areas. Areas with existing precedents for higher buildings will be considered more appropriate locations for greater building heights and densities”.

I understand this and do not object to the site’s current zoning for 16 stories (which will be the highest in the area). However, we cannot agree that the existing 14 story limit in the area is a precedent for 28 stories. In fact, we believe that no 28-storey buildings can be found anywhere outside the downtown peninsula, with exception of the Oakridge and Marine Gateway megasites.

- This building will set a precedent for the whole of Vancouver south of the downtown peninsula. If one spot-zoned 28-storey building is good, then why are another 19 buildings not better? Arguments against others become much weaker. However, the problems will be experienced at every location. Property values, taxes, etc. will increase endangering the existing affordable rentals in the area with demolition, and the renters with demovictions.
- The designation of properties along Broadway as MIRHPP test cases usurps the responsibilities of the Broadway Plan process. It constrains the freedom of the residents and planners who may legitimately conclude that 28-storey buildings are not appropriate for Broadway. However they will not be able to reverse this mistake.

In Summary:

The addition of more units than space will result in fewer SMRHP units than approved in the original rezoning.

The developer can obtain incentives for 31 MIRHPP units in the currently-zoned 16 stories, which I support. He now wants zoning for an additional 12 stories in exchange for a mere additional 27 MIRHPP units.

MIRHPP developments will be unable to provide the mayor’s target of 25,000 non-profit affordable rental homes over the next 10 years. Vancouver will get too much building and too few affordable units.

The proposal is in process without any apparent consideration of its impacts on City infrastructure and services, and the ambience of the local area.

The proposal sets a precedent that flies in the face of any planning associated with the Broadway Plan and a new City-wide plan, which we are supposed to be moving towards.

This building is much too large for this neighbourhood, poses a real threat to local, truly affordable rental accommodations, and gives away too much to the developer for the return, while transferring costs onto other taxpayers.

Yours Truly

James Pammenter

Kennett, Bonnie

From: Veronika Sans s.22(1) Personal and Confidential
Sent: Tuesday, July 07, 2020 4:35 PM
To: Public Hearing
Subject: [EXT] Fwd: Public Hearing July 9th / development Birch & West Broadway

Follow Up Flag: Follow up
Flag Status: Flagged

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Sent from my iPad

Begin forwarded message:

From: Veronika Sans s.22(1) Personal and Confidential
Date: July 7, 2020 at 4:16:40 PM PDT
To: mayorandcouncil@vancouver.ca
Subject: Public Hearing July 9th / development Birch & West Broadway

Dear Mr. Mayor and Members of Council,

It is just a coincidence that I learnt about this application for a 28 storey building at the corner of Birch and West Broadway. It has not been broadly publicized.

Such a high tower would be completely out of place in the Fairview area. It just does not fit into the surroundings. It would suddenly deprive many long established residents of their share of sunshine and would have repercussions not only in the immediate neighbourhood. At that extraordinary height, it would affect thousands and thousands of citizens in a much larger, residential area, even several kilometers away, who would have this tower spoil their views. I am sure that most of them are not even aware of it yet and, if you were to allow it, would find out only when it was too late to complain.

In a case such as this, the City's normal procedure - sending notices of the application and of the public hearing to the residents within a few blocks of the site - does not seem to be sufficient, nor does it seem fair. There should be a possibility, when dealing with such an extraordinary and precedent setting application, to notify everyone in the larger area whose view would be adversely affected due to the unusual height of the building.

I understand that a permit has already been granted for a 16-storey building on this site. This is already higher than the neighbouring buildings. Why does this developer now want more, asking for an additional 12 floors? Having already granted a permit is another reason for you to deny this new application.

There would of course be a few more subsidized apartments if an extra 12 floors were built. But

that is not a good enough reason for allowing this additional height. I agree that apartments for lower income families are very much needed in Vancouver. But other buildings, of a more reasonable height and in more suitable locations, could provide them. In any event, an apartment high up in a tower, directly on a busy thoroughfare like Broadway, is not a very good place to raise children. As far as I know, there is no public park within walking distance of this site. The children would have to walk very far to find a patch of grass to run around on.

I also understand that you have suspended the granting of building permits along this stretch of Broadway until the plans for the new underground transit line and stations are finalized. That seems to be a very wise decision. I think there should be no exception; this moratorium must apply to this particular application also. If this permit was granted now, it could create complications for the subway planning.

This project has too many drawbacks and is not welcome in this area. There is no need for it and no benefit to the general public. I am repeating myself by saying that it would be completely out of place here. Furthermore, if you allowed this 28 storey building, you would set a precedent for more and more of such towers. We do not want another downtown on this side of False Creek.

Thank you for considering my comments and for listening carefully to the arguments of all the other people who do not wish this tower to be built.

Please do not approve this application!

Respectfully,

Veronika Sans

s.22(1) Personal and Confidential

[Redacted signature block]

Sent from my iPad





Speaker # 36 Presentation material July 9, 2020, CD-1 Amendment, 2538 Birch Street

DISTANCES TO NEIGHBOURHOOD AMENITIES

TARGET DISTANCES TO PARK, GREENWAY OR OTHER GREEN SPACE

1	GREENEST CITY 2020 ACTION PLAN	400 M TO A PARK, GREENWAY OR OTHER GREEN SPACE
2	HIGH DENSITY HOUSING FOR FAMILIES WITH CHILDREN GUIDELINES	400 M TO A PLAYGROUND

ACTUAL DISTANCES TO PARK, GREENWAY OR OTHER GREEN SPACE

3	GRANVILLE LOOP PARK	750 M
4	CHARLESON PARK	1,300 M
5	SUTCLIFFE PARK	1,000 M
6	WILLOW PARK	1,100 M
7	GRANVILLE PARK	1,200 M

TARGETS DISTANCES TO ELEMENTARY SCHOOLS

8	HIGH DENSITY HOUSING FOR FAMILIES WITH CHILDREN GUIDELINES	800 M
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ACTUAL DISTANCES TO ELEMENTARY SCHOOLS

9	HENRY HUDSON	1,700
10	EMILY CARR	1,900

TARGET DISTANCES TO GROCERY STORES

11	HIGH DENSITY HOUSING FOR FAMILIES WITH CHILDREN GUIDELINES	400 M
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ACTUAL DISTANCES TO GROCERY STORES

12	WHOLE FOODS, CAMBIE AND 8 th	2,000
13	IGA BROADWAY AND ARBUTUS	1,800