

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
07/08/2020	14:49	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I am a Vancouver resident and, while I am not pleased with 16 floors, I support this over the proposed 28 floor request.	Susan Troffe		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/08/2020	14:56	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	A 28 story building does not fit into this neighborhood! When the first development application was made for a 14 story building there was very little opposition because this was realistic(although higher) for the neighborhood. To request an amendment to DOUBLE the height shows an absolute disregard for the surrounding neighborhood. If this gets approved it will open up the whole neighbourhood to become another Brentwood (Burnaby) Please let the application remain for a 14 storey building Please do not destroy this neighborhood.	Jennifer Harfield		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/08/2020	15:27	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 proposal for 2538 Birch Street	Stuart Richmond	None	s.22(1) Personal and Confidential	Fairview	No web attachments.
07/08/2020	15:48	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Have you noticed how many empty retail spaces there already are in this neighborhood? Why do we need more retail spaces that will likely lead to more empty spaces? Have you noticed how much traffic there already is in this neighborhood? Building a 28 storey building would RUIN this neighborhood that I have lived in and loved for almost 30 years! A building this size is totally unnecessary and it does not fit the character of this area. And if this building goes ahead I am sure it will lead to more gigantic unnecessary buildings in the area. When the original plan came out it was for a much smaller building that would make more sense in this area. I feel like no one cares what is happening to this city, and in particular this area. It is sad and I am VERY AGAINST this huge building being built.	Renee Foran		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/08/2020	15:57	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I have serious reservations about this project, and several days ago I signed up to speak at the public hearing. I got a response, but the speaker number promised has not arrived. I am concerned that I have been dropped from the list, so I am taking the liberty of sending to you what I had hoped to say. It is somewhat truncated from what it would have been had it started out as a written submission. The five-minute time constraint forced the omission of references and additional examples and detail. However, here it is as a word attachment.	Ron Sterne		s.22(1) Personal and Confidential	Fairview	APPENDIX A
07/08/2020	15:59	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I am opposed to the allowance for this building.	J LaBossiere		s.22(1) Personal and Confidential	Fairview	No web attachments.

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07/08/2020	16:01	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I am a renter in the South Granville area. I support the City's goals of building new rental stock & affordable housing, but not at the expense of successful neighbourhoods and the people who live in them. This application is not supposed to happen during a community planning process- it is a questionable spot-rezoning that pre-empts the Broadway Plan. 28 floors would be completely out of character and context in its surroundings of 11-15 storey buildings and low-mid rise businesses and homes in the communities around it. It's height and scale offends the Broadway Plan Guiding Principles of encouraging contextual design. It does not meet the requirements of MIRHPP that say it must respect transitions to surrounding areas and homes. There it would be, double the height, the tallest building, sitting awkwardly all by itself on Broadway. Perched high on Fairview Slopes, it will affect light and air corridors, shade the sidewalks and businesses on the north side of Broadway and reach down the Slopes and over to Kitsilano most significantly in our darkest months. This is not a vanity concern- light and sunshine are needed for healthy communities. Knowingly placing not one - but many communities- under the shadow of a building mass is a serious concern. If permission is granted to build 28 stories on Broadway, it will open the way for even higher towers. Once done- why not again? Alternatively, what if the Broadway Plan limits a maximum acceptable height along the Corridor to 16 floors- then what. We are left with this "out of touch" isolated skyscraper. Let's not be lulled into thinking this cannot happen. Ironically, a signature 28 floors development will create a threat to the large existing rental stock and its current renters. The development cycle of increased property values and taxes will affect landlords who have to raise rents or sell their properties for redevelopment, intended to attract top rents. Affordability becomes an issue for renters and in the end, they have to leave the neighbourhood we all call home. All this for 58 somewhat affordable units, 200 premium view rental units that will be unaffordable to most, lost revenues in concessions for the developer, no value-add in community amenities and a 28 storey building that the community is strongly opposed to? Surely we can do better. I request you oppose this rezoning application- 16 floors is already approved. Enough.	Janis Hamilton	s.22(1) Personal and Confidential		Fairview	No web attachments.
07/08/2020	16:08	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I am opposed to this proposal. Please see my letter, attached	Paula			Fairview	APPENDIX B
07/08/2020	16:17	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live in the Fairview part of Vancouver and I oppose the 28-storey rezoning proposed for 2538 Birch Street. I am concerned that this proposed development is inconsistent with the existing conforming factor [buildings on Broadway are 12-14 storeys high] and it will set a precedent for higher buildings in the future.	Ray Hryciuk			Fairview	No web attachments.
07/08/2020	16:18	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Although I support the approved 16-story tower, I am OPPOSED to this proposed 28-floor building which would set a precedent for height and density in the Broadway Corridor. No precedent-setting application should be approved during the creation of the Broadway Plan - especially in the midst of a pandemic.	Anna Holeton			Fairview	APPENDIX C

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07/08/2020	16:21	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	This site has already been rezoned just 2 years ago to allow a 16 storey market rental project. 16 storeys is an appropriate scale of development that will provide many purpose built market rentals. 28 storeys is too big for the context of West Broadway and would set a precedent that discredits the many hours of citizen involvement and input into a new Broadway plan. As well the building is on a high point of land and thus will create severe overshadowing effects and will dominate the sky-line. Good urban design principles suggest that the building should be of a scale and height that respects the density and streetscape of the surrounding area. Please vote against this rezoning.	Ms JAN PIERCE			Kitsilano	No web attachments.
07/08/2020	16:54	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I have been living in this neighbourhood for almost 40 years and feel very strongly that a building of this size and scale is not in keeping with this neighbourhood. I would definitely support a rental building of 16 floors as originally proposed. The community cannot accommodate the occupants of 28 floors. There is already limited parking, green space, community centres, and schools, just to start. The appearance of this monolith is unsightly and will set an unwelcome precedent. Please rethink this development application and make it more aligned with the current Broadway Plan.	Andrea Aikens			Fairview	No web attachments.
07/08/2020	16:57	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	A 28 story tall building will be precedent setting for many more tall and even taller buildings along the Broadway corridor. Creating a forest of tall buildings clustered close together extending their shadows down the slopes. As well as, Heavy traffic impacting currently quiet neighbourhoods. The status quo of 11 story buildings is working and allows for view corridors. I do not want a repeat of the ugly tightly packed towers along Marine Dr and Cambie. Please do not take our neighbourhoods down this ?slippery slope?	Vicki Loucks			Fairview	No web attachments.
07/08/2020	16:59	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live in Vancouver and not too far from Birch and Broadway. I very much oppose the height of this building. My biggest fear is that it sets a precedent for other building applications (i.e. look at what happened along Cambie and how much of that is affordable homes for buying or renting?). You can still get a percentage of below market rentals in a lower building of 16-20 stories.	Deb Gwynn			Fairview	No web attachments.
07/08/2020	17:39	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Out of place	David Williams	N/A		Fairview	No web attachments.
07/08/2020	17:39	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I am a Vancouver resident of Kitsilano and I oppose the 28-storey rezoning proposed for 2538 Birch Street.	Bobbi King			Unknown	No web attachments.

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07/08/2020	18:07	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live in Vancouver on West 10th Avenue and totally oppose the rezoning plan from 16 storeys to 28. The addition of another 12 storeys is totally out of context with the neighbourhood. I for one will completely have my view corridor destroyed. The city has always said it would maintain these north facing view corridors. There is no decent sized grocery store currently in the neighbourhood. Where will folks shop- get in their car and drive somewhere? I understood that City planning was all about liveable neighbourhoods? And then there are the issues of available green space and schools. The 28 storeys will set a prescident for future development and excaerbate the above issues. We need a comprehensive Broadway Corridor Plan before we move forward with this. Yes we need more nonmarket rental housing in Vancouver but the few spaces the extra 12 storeys will generate is not worth allowing this development to move forward. There are many creative ways to provide additional nonmarket rental without going to these extremes.	Jeanette Frost		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/08/2020	18:20	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	To my city Council Members, The upcoming Broadway Plan could be legacy project for our city and this proposed building, setting a new height precedent along Broadway, hasn't been included in the Plan. The biggest problem is that Broadway is a dead zone for pedestrians and the proposed building at 2538 Birch St reinforces the "no pedestrian" zone. I request your consideration to oppose (delay) this proposed building so be included with the Broadway Plan, which, as a legacy project, could resolve neighbourhood friendly issues with higher density buildings. I also have a gripe with the proposed building's picture rendering. The street light post (approx 3 storey) and back alley power line post (approx 5 storey) are drawn taller to make the proposed building to appear smaller. This is a trick in sharp perspective renderings as we are focussed on adjacent building heights rather than street posts. Regards, R Morris	R Morriis			Fairview	No web attachments.
07/08/2020	18:33	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.	Tomoko Harada			Fairview	No web attachments.

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07/08/2020	18:39	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	<p>I write to oppose the effort to rezone this site to permit for an addition 12 storeys beyond the 16 already approved for this site. I draw your attention to a recent blog by Michael Geller:http://gellersworldtravel.blogspot.com/2020/07/why-i-oppose-latest-28-storey-1052-fsr.html I probably cannot convey thoughts better than he has both on his own behalf and in citing former City planners and the C of V's former Director of Planning. This proposed development, at anything beyond what has already been permitted by existing zoning, is completely out of context for the neighbourhood. As a former resident of that neighbourhood (and still a resident of the City), and indeed, a former occupant of the building located at 2572 Birch Street, I am well familiar with that neighbourhood and its evolution over time. The area along and surrounding the Broadway corridor is evolving as it has been for some years. But the area, where there is high density, is predominately the higher mid-rise buildings. One can see that this rezoning, if approved, would be used as a precedent for the entire Broadway corridor. While I would not dispute that there is need for additional forms of housing to maintain the vibrancy of this city, that issue is not to be resolved via a "density regardless of cost" approach where "cost" in this context relates to the cost of the livability of this City, a cohesive plan for densification of the City with the watchwords of gentle density contextual density. I am also very concerned about the procedural irregularities that have been exposed in this rezoning process. It is not the first time I have wondered about what goes on 'behind the scenes' at the City planning office. It is not lost on the citizens of this City that City itself profits from the lift that comes from these massive density projects. I have been advised of late that in the last 10 years or so, under the watch of the Vision council, the CAC's went from being a 'bonus' to the City budget to being incorporated as part of the City budget, such that the City is now assuming development to meet its financial obligations - the bigger the better because the more money for City coffers. The planning department is necessarily in a conflict of interest in this regard. Please reject this proposed rezoning. Please also reconsider how the City plans its revenues and remove CAC's from assumed revenue so that the City might return to a paradigm where a properly conceived City plan is the driving force for approved development, which is how it was for years and should have remained.</p>	Kathleen Duffield		s.22(1)	Kerrisdale	No web attachments.
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07/08/2020	18:41	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Oppose 2538 Birch St. vs the Broadway Plan Dear Mayor and Councillors: I oppose 2538 Birch Street for the same reasons Jeannette and Joseph Jones do. I copied their letter because I'm tired of constantly writing letters to deaf ears. I strongly oppose your approving this CD-1 Amendment. The 16-storey building that was approved in 2018 has neighbourhood support. The applicant should either build that project, or wait until the Broadway Corridor Plan is approved and then submit a new application. As a citizen I'm appalled at the lack of transparency at City Hall. We went through this already with Vision Vancouver and NOT one thing has changed. We would like an open public engagement policy. I'm still waiting for an analysis of the West End Plan. Please see the final two paragraphs and list provided about the City's habit of approving precedent-setting buildings that preempt comprehensive community plans. We need our elected officials to require awareness and assertiveness to impose discipline on senior staff in the planning department. Thank you very much. Kind regards, Diana 604.683.6803 2538 Birch Street Front Runs Broadway Corridor Plan from: Jeanette Jones to: Bligh, Rebecca; Boyle, Christine; Carr, Adriane; De Genova, Melissa; Dominato, Lisa; Fry, Pete; Hardwick, Colleen; Kirby-Yung, Sarah; Stewart, Kennedy; Swanson, Jean; Wiebe, Michael cc: Joseph Jones Gil Kelley; Susan Haid; Theresa O'Donnell date: July 3, 2020, 3:13 PM subject: One More Blockbusting: 2538 Birch Street Front Runs Broadway Corridor Plan To: Mayor and Council cc: Gil Kelley ? Manager of Planning, Urban Design and Sustainability Susan Haid ? Deputy Director of Long-Range and Strategic Planning Theresa O'Donnell ? Deputy Director for Current Planning Re: CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway) Agenda Item #1 for Public Hearing of July 9, 2020 This proposed building would set a precedent for height and density in the Broadway Corridor. No precedent-setting application should be approved shortly before or concurrent with an active planning process. This is not the first time that the Planning Department has brought forward a specific application that would set a precedent for height and density in an area that is undergoing a planning process. Such blockbusting has been consistent practice over the past 20 years. To newly-elected councillors or newly-appointed staff, this application may look like an isolated instance. To long-term residents who follow planning proposals, this particular rezoning looks like one more deliberate instance. A listing at the end of this email provides ten case studies where City of Vancouver has brought forward similar precedent-setting applications. In Norquay, a proposal for a 22-storey tower was approved for 2300 Kingsway on January 24, 2006. The kickoff event for the Norquay planning process too	Ms DIANA MATRICK			West End	APPENDIX D
07/08/2020	18:44	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live in Vancouver. I oppose the 28-storey rezoning proposed for 2538 Birch Street.	W Low			Fairview	No web attachments.
07/08/2020	18:51	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.	Olivier Gagnon			Fairview	No web attachments.
07/08/2020	19:04	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I am opposed to this project. Let the citizens decide what they want! Don't rely on developers to fund the public purse.	David Ferman			Kitsilano	No web attachments.
07/08/2020	19:15	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	This tower proposal is way too tall for the area...the original proposal is far more in keeping with property heights in the area. First of all get the Broadway corridor plan in place before randomly going ahead with a 28 storey building that will stand out like a sore thumb.	Don Bell	None		Kitsilano	No web attachments.

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07/08/2020	19:20	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I am against this 28 story rezoning. Once again spot rezoning is taking place instead of real planning, a city plan, and against the decision to not rezone, while the Broadway Plan was proceeding as it will result in land speculation and less affordability. Given recent information from shut down of 10?s of thousands of foreign students attending school because of Covid and resulting decreases in rents; just who are these new rentals being built for? Should Vancouver be subsidizing building for transient students / workers, many of who will have zero or low income and at what cost to: sustainability, community, liveability and future taxes? Also council has asked staff to review growth numbers for the city so until that important planning information has been updated and a review of what longer term effects the pandemic will have on demand, locations and types of housing why is this even being considered? City council has declared a climate emergency and is planning on accelerating to greenest city. So where is the environment assessment on this 28 floor concrete building with 5 levels and 189 parking spaces on the Broadway transit corridor? What is the environmental impact for 5 levels and 189 units of parking and why is it needed? And what is the development costs of creating those 189 parking spaces and in-turn impact on rents? If council cares about facts, the environment and affordability it will send this project back to the drawing board. Don Gardner Resident of Vancouver with no affiliations to development industry	Mr DONALD GARDNER	Resident of Vancouver		Mount Pleasant	No web attachments.
07/08/2020	19:22	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Oppose the height over 20 storeys. Too much mass and impact on nearby residents. Will block overall access to views to North Shore and create a walled in sense in neighbourhood. Lack of any effective green space. The top floor outdoor space is unusable. No esthetic value: one more concrete and glass block. No street level public space and nothing for children and animals. The design and extras are a manipulation by the developer for more floors. Does every developer need the extras in order to build. The total effect on Broadway of this type of project will be similar to downtown: too much concrete and a cityscape we are stuck with for forty years. These building cannot be redesigned after 20 years. When they are finished they are demolished and the massive pile of concrete and the huge foundation cannot be repurposed. Where is the green future in this type of development?	Charlotte Miller			Shaughnessy	No web attachments.
07/08/2020	19:22	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I very much oppose the height of this amendment. This is totally out of character and unbecfitting, impacting the neighbourhood in many negative ways(sunlight, view etc) I have lived in Kitsilano for over 50 years.	Ms BEATRICE ENGEL			Kitsilano	No web attachments.

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07/08/2020	19:39	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I am VEHEMENTLY opposed to the development proposed for Broadway and Birch. This development is already approved for a height of 16 stories and the increase to 28 stories is completely out of scale with the neighbourhood plan. Additionally, when I examine a city map it appears that there is very little parks and greenspace. Surely, our recent experience during the COVID pandemic should have alerted us to the importance of easily accessible green space for recreation for families. Since the development is touted as increasing family sized units this seems to me to be a thoughtless request. Joanne Melville	Joanne Melville		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/08/2020	19:53	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Extra comment The majority of rental buildings in the neighbourhood have USABLE garden space with trees and flowers and sunlight which have been accessible to renters during the pandemic. (I am a renter.) This is virtually impossible in most concrete towers. It is a quality of life issue.	Charlotte Miller			Shaughnessy	No web attachments.
07/08/2020	20:04	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I oppose the building of a 28 story tower on Broadway at Birch St. It will provide the precedent to allow the develop very high density while destroying community along Broadway. Land values will go sky high and small businesses will be driven out.	Doug Kilburn			Dunbar-Southlands	No web attachments.

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07/08/2020	20:05	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Mayor and Council RE: HOW MUCH IS TOO MUCH SUBSIDY INCENTIVE FOR EXTRA DENSITY FOR MODERATE INCOME RENTAL HOUSING? I am opposed to this proposed rezoning. Many of my reasons have or will be addressed by others so I will concentrate on my main point high-lighted above. In summary, the City is proposing that the Developer receive extra density to allow it to build an additional 47 Market Rental Units (or a 31% increase from the current 153 units) in exchange for building 58 units of MIRHP units. The most consideration in this calculation is that there is no additional land costs. The current rezoned property allows for an FSR of 7.07 uo from the old 2.5-30 FSR. What then is the subsidy to the Developer in this situation? A reasonable set of market assumptions, which should be apparent to City staff, can conclude that this subsidy could be at least \$16 Million. (see below for details) This could about double what the current design could expect to return on completion and sale! Is the City aware and satisfied with this potential? If not then what are the alternatives? 1) Lower rents for the MIRHP units? 2) Lower extra density for the Developer? 3) Fewer DCL waivers? 4) A form of profit participation for a fund for more affordable housing? 5) Allowing all or some of the extra density with any balance applied to alternative sites with less overall density and height? 6) Deny the rezoning as submitted? 7) Order a further economic review by City staff and/or outside experts to determine accurate and fair incentive/subsidy levels? 8) Recapture some of these subsidies through special CAC's? The City needs to stand for equitable shares for bonus density land uses. Thank You W K O'Brien Notes: 1) The MIRHP units should produce a Gross Income of \$942, 000 and with a 30% non finance expense ratio the Net Income would be about \$660,000. 2) This Net Income would draw an investment return of say 4% for a value \$16,500,000. This amounts equates to all other non land costs in developing these units. 3) What then is the value/subsidy for the Developers extra 47 units? \$16 Million?	william O#39;Brien		s.22(1) Personal and Confidential	Oakridge	No web attachments.
07/08/2020	20:06	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I am opposed to the proposed development at 2538 Birch Street. I feel that 28 stories in this neighbourhood is far too high and out of scale with the surrounding properties, although that is not my only concern. While the project would provide more subsidized housing I think that it would be more appropriate to continue with the 16 stories already approved and find another site for a building with an additional 12 stories. I gather that the city has a number of properties that are designated for social housing. If the building is designed for families, I am curious as to where the children in those families will go to school as the nearest schools are a long walk across very busy streets. Perhaps greater thought should be taken before such a project is approved. Sidney Mindess	Sidney Mindess			Unknown	No web attachments.
07/08/2020	20:37	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	This is a very bad idea. There is so much traffic on w.10 and Birch NOW. How will bicycle safety and pedestrians fair, not to mention SO many cars are using 10th to avoid Broadway and 12th.	Lisa Vernon			Fairview	No web attachments.

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07/08/2020	20:41	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I oppose this proposal: The 28-story height violates previous agreements and understandings between the citizens and council of Vancouver, and ravages an important element of the Broadway Plan, which sets height restrictions on buildings in that section of Broadway. It is a slap in the face to residents of the area who had previously agreed to a lesser but substantial height of 16 storeys. If the Broadway Plan currently under development can be flagrantly disregarded before it is even fully fledged, it is doomed, which means that the entire Vancouver Plan into which it is meant to be incorporated will be waste paper. Zoning limits would be treated, as one writer suggests, as 'bargaining chips' - with the city setting various limits and then essentially inviting developers to 'make me an offer.' This sort of bargaining gives no security or planning ability to residents or builders. It also can be expected to trigger intense land speculation. - The project has been heavily criticized by well-known local urban expert Michael Geller as well as other urban planners and academics, including revered former City of Vancouver planners Ray Spaxman and Scot Hein. Michael Geller notes that it 'is wrong from an urban design and planning perspective . . . out of scale . . . will block sunlight and views, does not plan for increased amenities . . . It's not worth the damage it will do.' Scot Hein notes that 'not-so-affordable rental continues to be a dubious public benefit.' - Councillor Lisa Dominato has stated correctly in her motion regarding the Missing Middle that 'the city does not currently have a master plan that sets the direction for the whole city'; this proposal should not have been allowed to be brought forward at this stage, and particularly when a 16-storey rental building had already been approved This building would set a precedent for proposals not only in this stretch of Broadway but elsewhere in Vancouver which would undercut the rationale of a Vancouver Plan and seriously undermine citizen confidence in their civic government. Zoning ideas indicated in the 'Secured Rental Policy Implementation' information booklet issued by the city in March 2020 would look meaningless. It is a bad deal for the city and is widely viewed as reflecting the disproportionate power of developers' interests in influencing city decisions. The proposal would devote a mere 22% of the liveable floorspace to persons or households with annual incomes between \$30,000 and \$80,000. The mean household income in Vancouver is just under \$73,000 per annum, so at least half the city's population would presumably find the tower's 'market' rents unaffordable. In other words, almost 80% of the floor-space in the proposed building would be devoted to a minority of the population. This violates the principles of equity, social justice, and spatial justice referenced in the July 2019 report on the Vancouver Plan. Environmentally, it's very bad -concrete=CO2.	Ms JOAN BUNN		Kitsilano	No web attachments.
07/08/2020	20:57	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 fully support the original plan of a 16-storey rental building. I urge council to consider that adding 12 extra storeys increases the density considerably and to oppose the 28-floor rezoning until the completion of the Broadway Plan. I further urge the council to consider that Fairview is lacking in amenities (for example, accessible parks, catchment schools that are not at capacity, walkable grocery stores) and that to increase the population census so greatly at this time is not appropriate.	Sandra Weissinger		Fairview	No web attachments.
07/08/2020	21:19	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.	Elizabeth Albrecht		Riley Park	No web attachments.
07/08/2020	21:20	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live in Vancouver and I adamantly oppose the 28-storey rezoning proposed for 2538 Birch Street! This will completely change the look of Fairview slopes.. and the neighbouring areas.	LESLEY MACKENZIE		Fairview	No web attachments.
07/08/2020	21:24	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I oppose the 28 story building at Birch	Chantelle de Jong		Fairview	No web attachments.

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

s.22(1) Personal and Confidential

07/08/2020	21:27	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I was born and raised in Vancouver. During the past 50 plus years I have seen many changes to our city. Some I really liked such as Coal Harbour and False Creek; some I didn't such as Olympic Village and what is happening as your enter downtown when exiting Cambie bridge. I understand the concept of densification but it should not be at the cost of the aesthetics of our beautiful city. If this 28 floor monstrosity is approved, which will set a precedent for the Broadway Corridor planning, I will be extremely disappointed with the mayor and the Council for creating this blight in our city. I oppose the 28 development proposal at 2538 Birch St and ask the mayor and council to remain integrous with their original support of the 16 floor building.	Mr DOUGLAS LEE			Kensington-Cedar Cottage	No web attachments.
07/08/2020	21:28	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	Aaron de Jong			Unknown	No web attachments.
07/08/2020	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.	Kelly Lycan			Unknown	No web attachments.
07/08/2020	21:35	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I am a city of Vancouver resident. I am against the twenty eight story option.I support the original sixteen story option. The vast shadow the twenty eight story option would create would significantly and negatively affect the livability of a large section of the surrounding neighborhood .The number of "lower rent"apartments that would be created is not enough to justify the higher tower.Even the lower rents would be unaffordable for most of the group that it is supposed to help.	Paolo Meret			Unknown	No web attachments.
07/08/2020	21:53	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Please see attached letter	Maura Brown			Unknown	APPENDIX E

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

s.22(1) Personal and Confidential

07/08/2020	22:27	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	First off I am FOR a sixteen story building for 2538 Birch and Broadway. I am OPPOSED to a twenty eight story apartment building at Broadway and Birch. I am concerned that there has not been enough consideration here for the surrounding neighbourhood to have such a building sticking out like a sore thumb in the area. It seems out of context. Where is the unified plan for this neighbourhood and what is the context for such a tall building to fit into? Placing such a high building without any thought to how the neighbourhood can and should develop into is concerning. No vision is a badly planned design and I am concerned that there has been no consideration for its surrounding community and ideas as to how this community should and could develop. Rental units are badly needed yes, however poorly thought out building placement with no thought to a broader vision for its community and design does a disservice to everyone involved. There are places for such a building and this is not the place. The original plan of a sixteen story building and a proper vision for the neighbourhood is a much better idea in keeping with the surroundings and potential growth. My concern is that this is more about money and profits, is council swayed by developers or is council genuinely for communities they represent? I hope that sound decision making for a future Vancouver we all have to live with is taken seriously. Lets build lasting legacies we are all proud of and stand behind sound decisions that make sense. A twenty eight story apartment complex does not make sense.	Melanie Barker			Kitsilano	No web attachments.
07/08/2020	22:32	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I am opposed to this development for two reasons. Firstly, as the Vancouver Plan is underway it is not reasonable to be making a judgement on a building so out of proportion to the community without the benefit of the Vancouver Plan consultation. This will set the tone for future properties in this area. Secondly, the site is too small for the height that is currently proposed and the earlier plan for twelve stories was more appropriate for this neighbourhood.	Colleen McGuinness			Dunbar-Southlands	No web attachments.

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

07/08/2020	22:34	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I am writing in opposition to the proposal to allow a 28-storey tower to be built at 2538 Birch Street. While others have argued against the building for valid issues of scale relative to the neighborhood, my concern is for the dangerous precedent that this rezoning sets for the neighborhood. While it is true that the city needs significantly more rental housing, and specifically below market rental housing, projects like this only deliver a fraction of the needed rental housing. The cost for the future, however, is extraordinary. Property developers buy and hold land, sometimes for decades waiting for the right opportunity to strike with proposals like this. MIRHPP delivers some affordable rental housing, but the opportunity cost for the future is that proposals like this make land along the Broadway corridor all that much more expensive for future affordable housing projects. This project will set a new floor for the price of land along Broadway and will only serve to make future affordable housing projects here less and less viable. Relying on private property developers to deliver affordable social housing will always result in lining their pockets first and delivering on value to society second. Rather than allowing for MIRHPP proposals to grant this conditional upzoning for the sake of a paltry 58 moderate income rental units which are owned and operated by the developer. As this drives land prices up, we will see these private developers continue to complain that they cannot profitably deliver more affordable rentals and demand even more density. Given the situation in densely populated cities like New York City where an unsustainable density has made it impossible to socially distance, we should be looking at ways to be implementing more gentle density, not making 28 storey buildings the new normal.	JUSTIN FUNG	s.22(1) Personal and Confidential	Shaughnessy	No web attachments.
07/08/2020	22:35	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Please refer to attached letter.	Ian Crook		Fairview	APPENDIX F
07/08/2020	23:22	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I am against this 28 story rezoning. I don?t believe spot rezoning is fair or reasonable, especially since a city plan is in the works. I also don?t agree with the plan to put subway transit along Broadway. I think the transit should be at grade and go all the way to UBC. It would be much less expensive that way. The City is going to be in quite dire straits after this COVID situation is resolved. So is the Province and the Federal government. All sorts of things the City planned on will have to be jettisoned. The plan for a Broadway subway will result in land speculation and less affordability for the people who need housing. People aren?t going to be moving to Vancouver in droves. Who will be occupying these new rentals? They won?t be affordable. What will be the long term effects the pandemic? Shouldn?t the City wait and see? Please send this project back to the drawing board. Sincerely, s.22(1) Vancouver resident	Ms Penny Street		Grandview-Woodland	No web attachments.

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

07/08/2020	23:29	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Please see attached letter which expresses our opposition to this Amendment. Thanks, Larry A. Bengé, Co-chair Dorothy Barkley, Co-chair Coalition of Vancouver Neighbourhoods	Larry Bengé	s.22(1) Personal and Confidential	Unknown	APPENDIX G
07/08/2020	23:33	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I have lived in Vancouver Fairview for 20 years and I am opposed to the 28 storey re-zoning proposed for 2538 Birch St.	Brian Harris		Fairview	No web attachments.
07/09/2020	01:45	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Dear Mayor and Council, I am strongly opposed to the subject rezoning. As I see it, the metamorphosis of a prior proposed 16-storey building, amounting to more than double the outright allowable FSR, into a 28-storey high-rise at well more than three times outright FSR confirms the extent to which the City of Vancouver has lost all sight of what is reasonable. Indeed, to my knowledge, there is no basis whatsoever in established planning, let alone appropriate public consultation, for such a proposal to be considered. Rather, it is yet another aberrant outgrowth of the City?s counterproductive trickle-down housing strategy that continues to make Vancouver less affordable in the name of ?affordability?. Again, it is impossible to rezone our way to affordability, and imagine that the outcome will be livable or sustainable. Enough is enough. The 2018 election was anything but a mandate for more of the same. Please reject the subject application and work collaboratively with Vancouverites to plan and build Vancouver as community, rather than commodity. Guy Cross Vancouver	Mr GUY CROSS		Unknown	No web attachments.

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

07/09/2020	02:26	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I believe the majority of residents who live in the vicinity of this proposed 28 storey amendment were quite happy with the original proposed 16 storey secure rental bulding to be located at 2538 Birch Street. This was to provide 153 units of market rentals for tenants. The proposal for an amendment for a 28 storey building under the MIRHPP is far too dense and high for the surrounding neighbourhood which is comprised of a large number of small apartment buildings and businesses. This proposed building will cast the area from 7th Avenue to the parking lot due north of Lamey's Mill Road in shadow for a good part of the day. If nothing else sunshine is important for people's physical and mental health. The developer is offering a total of 58 rental units under the MIRHPP but will gain an additional 47 units for market rental for himself. Some of the MIRHPP units are extremely small and as such will only be suitable for one person. 27 might be suitable for a couple, and 22 might be suitable for families. The developer himself can charge a fortune for the top view market rentals while blocking the views of many of the residents in the surrounding area. This lack of respect without a thorough engagement of the local residents creates tremendous anger and shows a tremendous amount of disrespect of what's already there. This is largely why the Vision majority was decimated in the last election. As Michael Geller opined when he raised his objection to this proposed 28 storey amendment "a comprehensive plan for the Broadway corridor must be put in place before allowing such drastic FSR and height increases." While the city of Vancouver planning dept is pushing for MIRHPP projects hundreds of longterm tenants in older rental buildings throughout the city are being renovicted or displaced. Large companies are buying up older buildings and renovicting tenants to make way for new tenants who will pay more. Rather than giving huge concessions to large companies to provide a paltry few affordable apartments under the MIRHPP why doesn't the city buy up some of these older buildings themselves. They could offer renters more affordable rents and prevent the renovictions of so many who are losing their long term homes. Large projects such as this dramatically increase the value of land in the surrounding area which ultimately drive tenants and small business owners out with big coporations and Real Estate Investments Trusts moving in. This plan definitely needs a rethink in its currant format.	BARBARA MAY		s.22(1) Personal and Confidential	Unknown	No web attachments.
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Public Hearing 2020-Jul-09 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway) (OPPOSED)

07/09/2020	02:51	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I believe the majority of residents who live in the vicinity of this proposed 28 storey amendment were quite happy with the original proposed 16 storey secure rental bulding to be located at 2538 Birch Street. This was to provide 153 units of market rentals for tenants. The proposal for an amendment for a 28 storey building under the MIRHPP is far too dense and high for the surrounding neighbourhood which is comprised of a large number of small apartment buildings and businesses. This proposed building will cast the area from 7th Avenue to the parking lot due north of Lamey's Mill Road in shadow for a good part of the day. If nothing else sunshine is important for people's physical and mental health. The developer is offering a total of 58 rental units under the MIRHPP but will gain an additional 47 units for market rental for himself. Some of the MIRHPP units are extremely small and as such will only be suitable for one person. 27 might be suitable for a couple, and 22 might be suitable for families. The developer himself can charge a fortune for the top view market rentals while blocking the views of many of the residents in the surrounding area. This lack of respect without a thorough engagement of the local residents creates tremendous anger and shows a tremendous amount of disrespect of what's already there. This is largely why the Vision majority was decimated in the last election. As Michael Geller opined when he raised his objection to this proposed 28 storey amendment "a comprehensive plan for the Broadway corridor must be put in place before allowing such drastic FSR and height increases." While the city of Vancouver planning dept is pushing for MIRHPP projects hundreds of longterm tenants in older rental buildings throughout the city are being renovicted or displaced. Large companies are buying up older buildings and renovicting tenants to make way for new tenants who will pay more. Rather than giving huge concessions to large companies to provide a paltry few affordable apartments under the MIRHPP why doesn't the city buy up some of these older buildings themselves. They could offer renters more affordable rents and prevent the renovictions of so many who are losing their long term homes. Large projects such as this dramatically increase the value of land in the surrounding area which ultimately drive tenants and small business owners out with big coporations and Real Estate Investments Trusts moving in. This plan definitely needs a rethink in its currant format.	BARBARA MAY		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/09/2020	06:20	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	28 floors will disfigure the whole area. 16 floors would represent a gradual evolution but jumping to 28 floors is premature for this area.	Mr WOLFGANG STRIGEL			Kitsilano	No web attachments.
07/09/2020	06:38	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	It will be at complete odds with the surrounding buildings, and will cast a shadow equivalent to a 42 floor building over Fairview during the winter months. Not what we need in this city of perennial rain.	Anil Patadé			Downtown	No web attachments.

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

07/09/2020	06:54	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	This project has been opposed by citizens living within 10 blocks of this proposed building since the info became available. There have been 2 open houses with vast majority of attendees opposed to the height of proposed building. It makes no sense to allow an eyesore twice the height of nearby buildings. Even the planning people know this as they had to tell the architects to ignore the height problem when it was put before them. If you approve this proposal it is the beginning of a 300 foot high concrete canyon down Broadway. If this is what the city wants, why waste time and money on a ?Broadway Plan? You have a chance to listen to the local citizens and stop this plan or side with developers and their big cheque books (as often seems to happen) Thank you for reading	Rick hovey		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/09/2020	07:22	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live in Vancouver and I oppose the 28-storey resining proposal for 2538 Birch Street.	Vicki Elizabeth Ryall			Fairview	No web attachments.
07/09/2020	08:05	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live in Vancouver and travel the Broadway Corridor by public transport frequently. A 28 storey building in that location would be a regrettable sore thumb rising above the cityscape. I have no objection to the 16 storey building originally approved.	Elinor Vassar			Kitsilano	No web attachments.
07/09/2020	08:37	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live in Vancouver (Fairview) and I oppose the 28 storey rezoning proposal for 2538 Birch St.	steven lucken	Mr.		Fairview	No web attachments.
07/09/2020	08:37	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live in Vancouver. I oppose the rezoning of 2538 Birch Street before the Broadway planning process is completed.	Janet Buckle			Unknown	No web attachments.
07/09/2020	08:39	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	This project has been opposed by the local community since day one. There have been 2 open houses, one by the developer and one by city. The vast majority at both were opposed to the height of the proposed building. It makes no sense to put up something almost twice the height of any other building around. People don't mind rental or increased density but do not want an eyesore in their community. When the proposal was put before the architect group a city staff person had the goll to tell them not to worry about the height even knowing the local citizens were opposed to exactly that. If you allow this building to go ahead it will be the beginning of a 300 foot high concrete corridor down Broadway. Do you represent the big money developers (as many people say) or do you listen to and represent the local citizens.	Rick hovey			Fairview	No web attachments.
07/09/2020	08:40	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	my daughter and i live in Vancouver near this site. This will cause a nightmare for parking that is already terrible. it will change the entire character of the area- one of the last historical gems in the City. please- this is a terrible idea!	barbara Webster-Evans			Fairview	No web attachments.
07/09/2020	08:43	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	This project should follow the guidelines of and not proceed until the Broadway plan is completed and published.	Nathan Stolarz			Fairview	No web attachments.

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

07/09/2020	08:43	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live in Vancouver and I am opposed to the rezoning of 2538 Birch Street before the Broadway planning process is complete	Janet Buckle		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/09/2020	08:44	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	As a resident of Fairview I oppose the change in the developers plan for a 16 storey buiding to one of 28 floors. I understand and agree with the city's position that density and affordable housing is important to the residents of Vancouver, however thought should be put into what exists now, what is needed, and how those changes will impact the neighborhood. What is being proposed at present will change the livability of the area. What is being proposed will change the landscape and the character of the neighbourhood. A 28 floor building does not fit in with the present landscape in Fairview or South Granville and certainly a building twice the size of other buildings along the Broadway corridor! It is setting a dangerous precedent for future development in this area. The increased density will increase the need for more parking, more City supports and more infrastructure. All of this will affect the liveability and feel of this residential area. The initial request from the developer for a 16 storey building is more in keeping with the area, and I was not opposed to that idea. I am opposed to a 28 storey building.	H Miller			Fairview	No web attachments.
07/09/2020	08:48	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live in Vancouver, in Fairview and I oppose the 28-storey rezoning proposed for 2538 Birch Street. It will set an irreversible precedent on the Broadway corridor that will see for sure many other towers built. I would this project to go back to the original 16 storeys plan. Many opposed to the current project were fine with the initial project. Please take this in consideration when you make your decision.	Vanessa Boname			Fairview	No web attachments.
07/09/2020	08:49	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live in Vancouver, in Fairview and I oppose the 28-storey rezoning proposed for 2538 Birch Street. It will set an irreversible precedent on the Broadway corridor that will see for sure many other towers built. I would this project to go back to the original 16 storeys plan. Many opposed to the current project were fine with the initial project. Please take this in consideration when you make your decision.	Charles Boname			Fairview	No web attachments.
07/09/2020	09:04	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	As a resident of Fairview Slopes, I oppose the rezoning of this property. Increasing the height of this building will impede views, further damage the Broadway Corridor which is already being stripped of character and relevance and set a dangerous precedent for further developments.	Petra Young			Fairview	No web attachments.
07/09/2020	09:06	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I own a condo nearby and oppose the 28 story proposal as it is too tall for the neighbourhood.	Ken Spry			Fairview	No web attachments.
07/09/2020	09:17	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Oppose! Too tall didn't fit in the neighbor	Robin Shaw			Fairview	No web attachments.

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

s.22(1) Personal and Confidential

07/09/2020	09:17	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live in the neighbourhood and reject the rezoning application and am very concerned at the precedent it seeks to set.	Owen Parrott			Fairview	No web attachments.
07/09/2020	09:19	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live in Vancouver and vehemently oppose this building.	Anne Wheeler			Fairview	No web attachments.
07/09/2020	09:25	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	This building is to tall for the area. If you stand on the Granville St bridge it will be twice as tall as the other buildings.	Marc Baker			Fairview	No web attachments.
07/09/2020	09:41	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I am a resident of the Fairview area in Vancouver. I strongly oppose a building of this height on Broadway. Please dont turn Broadway into a shadow tunnel. I support the 16-story proposal with rental units, especially at lower than market rents. But let?s keep the neighbourhood liveable and healthy.	Wendy Beattie			Fairview	No web attachments.
07/09/2020	09:52	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live in the area...there is no parking nor parks close by. Building too high for neighbourhood.	Lisa Morell			Fairview	No web attachments.
07/09/2020	10:13	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.) If we allow 28th stories, this will form a precedent for other tall bldgs on our West side. This blocks out sun, the views of tenants behind this building, and noise and heavier traffic in our neighbourhood.	Shelora Dalen			Fairview	No web attachments.
07/09/2020	10:16	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Original proposal for 16 floors is acceptable - increase to 28 is NOT.	Gael Storey	self		Unknown	No web attachments.
07/09/2020	10:18	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live in Vancouver and I oppose the 28 storey rezoning proposal for 2528 Birch Street	Mary Richmond	none		Unknown	APPENDIX H
07/09/2020	10:20	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	Janice Parry			Mount Pleasant	No web attachments.
07/09/2020	10:28	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live in the neighborhood and oppose the proposed building at 2538 Birch Street	Brian Gessner			Fairview	No web attachments.
07/09/2020	10:31	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I oppose the new rezoning application to 28 stories at 2538 Birch street. This is 12 floors higher than the originally approved re-zoning application. This proposed height impacts the character of West Broadway and will set a precedent for higher buildings all along the West Broadway corridor. Each neighbourhood along the corridor is unique and I am concerned about this precedent. The more shade created by higher buildings negatively impacts the neighbours' sunlight and ability to grow plants in their outdoor spaces. This in turn negatively impacts liveability.	Suzanne Munson			Unknown	No web attachments.

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

07/09/2020	10:32	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	<p>A city planner has stated that he feels this building fits well into the area. That is simply not true. It appears that the city planners are continuing on with the vision of former Mayor Gregor Robertson whose vision was short sighted and showed little concern for the people of this neighbourhood or the city in general. As I have said previously, density means darkness (shadows) which leads to general feeling of malaise. Proposed housing for people of moderate income which is described as \$30,000 to \$80,000 is admirable but but based on what? What someone earning \$30,000 can afford is far different than someone earning \$80,000. The discrepancy is huge and unrealistic and not reaching the population of workers that we need to keep in the city. Availability of parking is another issue for the neighbourhood. No provision of parking to accommodate the 12 extra floors of living space is irresponsible. You want to create a city using public transit you have to improve public transit first! No doubt people on those 12 floors will bring cars to an already over crowded neighbourhood, further stressing this area. And, how does this fit into the overall Broadway plan? Can this not wait until the Plan is completed or is this 28 story build a sign of the buildings to come. In that case, try being honest with the people of this fine city which none of the city planners are making any better. Stick to 12-16 floors. That would be the honorable thing to do. Judy Russell</p>	Judy Russell	self	s.22(1)	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)

07/09/2020	10:34	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live in Vancouver ONE block from this proposed development. Birch Street is treacherous and totally unsuitable to have such a development at Broadway & Birch. (another accident last Saturday, fortunately no fatalities.) I don't have the stats on how many cyclist have been injured at 10th & Birch? We are not opposed to the 16 stories but 28 is totally unacceptable: 1) these small suite are like PRISON CELLS BUT WITH A KEY 2) the suites are very small and favour ONE LONELY OCCUPANT 3) There are NO parks or green spaces close by. 4) 28 stories will be a horrific looking building, totally out of character for the whole Westside and set a lasting precedent, Council don't make a mistake to accommodate the Developer, it's only cash to them and a detriment to the residents of Fairview and Vancouver as a whole. Make it 16 stories.....Thank you. 28 stories will set a PRECEDENT for similar buildings on Broadway which is I'm sure on Council's Agenda for redevelopment. There is no Broadway Plan in place. I APPRECIATE WE NEED HOUSING BUT IT MUST BE TO ENHANCE AND RETAIN THE BEAUTIFUL CHARACTER OF THIS SPECIAL VANCOUVER NEIGHBORHOOD OF FAIRVIEW. MANY OF IT'S RESIDENT ARE TENANTS TOO. I've attended all your Open Houses regarding this development. 5 years ago I had to move from 1755 West 14th Ave because at that time there was considerable neighborhood opposition to a tower being built at this location and it was passed by Council by one vote. THIS TIME LISTEN TO US AND BUILD THE 16 STORIES AND MAINTAIN THE CHARACTER OF THIS BEAUTIFUL NEIGHBOURHOOD - THE 28 STORIES WILL SET A PRECEDENT AND DESTROY IT.....	JANE AITKEN	s.22(1) Personal and Confidential	Fairview	No web attachments.
07/09/2020	10:42	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	16 storey approval better fit 28 storeys too big, too tall, to much shadow, loses livability	Irma Sewerin		Unknown	No web attachments.
07/09/2020	10:56	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live nearby on s.22(1) and oppose the 28-storey rezoning proposed for 2538 Birch Street. No new development should be approved while the Broadway planning process is underway.	Stephen Harrison		Fairview	No web attachments.

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

07/09/2020	11:01	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	As a resident of Vancouver living in the vicinity of the Broadway corridor I strongly oppose the 28-storey rezoning proposed for 2538 Birch Street. I am very much support rentals and affordable housing, under the condition that the existing communities keep their character and livability. This building is far too high for the neighborhood and does not respect transitions to the surrounding buildings. This neighborhood should keep it?s character of moderate density, mixed forms and low and mid-rise buildings and not be destroyed by a 28 storey tower that does not belong in the Broadway corridor. The Applicant of this proposed building is the one getting the most benefits from realizing this building. Please reject this Rezoning Application. Sincerely, Albert Meister	s.22(1) Personal and Confidential	Albert amp; Soizick Meister			Fairview	No web attachments.
07/09/2020	11:03	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 Cheers, Larry Larry Bafia 2020 SIGGRAPH Creative Development Director		LAWRENCE BAFIA			Unknown	No web attachments.
07/09/2020	11:04	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	As a resident of Vancouver living in the vicinity of the Broadway corridor I strongly oppose the 28-storey rezoning proposed for 2538 Birch Street. I am very much support rentals and affordable housing, under the condition that the existing communities keep their character and livability. This building is far too high for the neighborhood and does not respect transitions to the surrounding buildings. This neighborhood should keep it?s character of moderate density, mixed forms and low and mid-rise buildings and not be destroyed by a 28 storey tower that does not belong in the Broadway corridor. The Applicant of this proposed building is the one getting the most benefits from realizing this building. Please reject this Rezoning Application. Sincerely, Soizick Meister	s.22(1) Personal and Confidential	Soizick Meister			Fairview	No web attachments.
07/09/2020	11:06	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live in Vancouver and I oppose the 28 storey rezoning proposal for 2538 Birch Street		Beverly Milne			Fairview	No web attachments.
07/09/2020	11:07	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		Anne Marie Paquin			Unknown	No web attachments.

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

07/09/2020	11:10	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I oppose the rezoning of the 2538 Birch and Broadway site for a 28 storey building. For over 10 years, I have lived and owned my residence in the same neighborhood and am strongly opposed to changing the neighborhood by the construction of tall buildings, either residential or commercial. I specifically selected this neighborhood to own my home in because it was not cold and crowded like downtown with all the tall buildings downtown. Tall buildings are not wanted in this neighborhood because it will reduce the quality of livability we currently enjoy in the neighborhood. This is because: - The density and congestion will increase too much - Tall buildings will create too much shade & remove sunshine & vitamin D. - Children will have to travel further to schools because local schools are already full - Safety will reduce because the increased density creates an environment of greater anonymity among its habitants and therefore will diminish the more connected and neighborly community we currently have in this neighborhood I request that Vancouver City Council DO NOT approve the rezoning of this site to a 28 storey building, by the public hearing on the matter to be held on Thursday, July 9, 2020. Sincerely, Pamela Egger s.22(1) Personal and Confidential	Pamela Egger		s.22(1) Personal and Confidential	Unknown	No web attachments.
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Public Hearing 2020-Jul-09 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway) (OPPOSED)

s.22(1) Personal and Confidential

07/09/2020	11:11	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	<p>My name is Paula Ford I live in Vancouver Fairview two blocks from the building site in question. I rented for many years but now own my suite in an Equity co-op and I appreciate the liveability of this neighbourhood. I am opposed to the the 28-storey rezoning proposed at 2538 Birch Street. The original, approved proposal for 16 stories with 153 rental suites was sufficient. I am opposed for the following reasons, among many others: 1) If approved, the height of this building will set a precedent for future development in this area and along the Broadway Corridor. This would create a very different and much less liveable neighbourhood than the one we now enjoy. I am particularly concerned that this proposal is being heard before the Broadway Plan is even completed. I like this neighbourhood because it is not like Downtown; I don?t want to live among skyscrapers. I live on the 4th floor and love to see the mountains from my balcony and am afraid of losing this beautiful view. Patrick Condon of UBC, who you may know as the noted urban designer, states that high-rise buildings are less sustainable than low rise and mid-rise buildings built largely of wood, and he warns of the Broadway Corridor becoming like LA?s ?Wilshire Blvd?, an ugly strip of high-rises stretching for miles. I don?t think this fits in with our city?s stated desire to be ?green?. 2) If built, the shadow from the proposed 28-stories will shade everything on False Creek and its slopes to the North, especially in winter when sunlight is so precious. This shadow will extend all the way to the Molson Brewery, at Pine St and 1st Ave. The C-3A zoning along Broadway was intended to protect Fairview and False Creek from this unwanted blocking of sunlight. 3) I participated in the Broadway Plan Walkshops, during which a majority of residents of this neighbourhood expressed opposition to the development of skyscrapers in our area. Mayor Stewart conducted an independent survey in 2019 in which 80% of respondents favoured buildings of 6 stories and smaller instead of high-rises. To quote Councillor Hardwick when she was speaking about the city-wide plan: ?The intent is to examine needs and nuances of each neighbourhood to ensure that zoning is applied with respect to those communities and how they have developed over time. The whole idea is that people are able to determine what kind of city they want to live in, reflecting the needs of their individual communities.? I agree with Councillor Hardwick?s comments and hope that she and the rest of Council will adhere to these principals. It is my belief that in recommending this proposal, City Staff have ignored these principals and the input and wishes of the people of this neighbourhood. I sincerely hope that you, as our elected representatives, will listen to those of us who actually live here and that you will reject this re-zoning application.</p>	Paula			Fairview	No web attachments.
07/09/2020	11:15	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	<p>Hello ? I would like to express my concern about the added floors proposed for the high rise at 2538 Birch. I?m a local resident living at the Fairview 1 building (1107-49 W. 8th Ave). I like the idea of density in the area and adding rental housing, especially lower income housing, but a 27 floor tower would stand out like a sore thumb. It would be entirely out of scale compared to the rest of the neighbourhood. Without a strong plan to add public amenities like green space, community space and traffic remediation to the surrounding blocks, including my street, I think this project is going to create a real snarl of traffic and noise. It seems to me that these additional floors will be good for the developer and some well-heeled renters who will have the best views in the region, but they will not add to the community feel of the area. I think that is what the focus of council should be. Respectfully yours, Richard Nadeau</p> <div>s.22(1) Personal and Confidential</div>	Richard Nadeau			Unknown	No web attachments.
07/09/2020	11:17	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	<p>I live in the area and I am opposed to the height of the building. It will stick out like a sore thumb. I?m not opposed to the original proposal which I believe is 16 floors</p>	Ian Watson			Fairview	No web attachments.

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

07/09/2020	11:26	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	To the Public Hearing Representatives: I am writing you to STRONGLY oppose the construction of a 28-floor storey at Birch & Broadway on the lot that was formerly occupied by Denny's and to build instead the 16-storey building as originally approved. I live just a couple of blocks away from the site of the new building and have been a resident of this neighbourhood for the past 36 years. What makes this area so special is the combination of low-rise apartment blocks and the proximity and convenience of small shops and restaurants just a few minutes walk away from Broadway. By allowing this 28-floor building to be constructed, you are setting a precedent for future similar tall buildings to be built along the Broadway corridor thereby destroying the friendly community feeling which currently exists from low-rise apartment blocks and individual houses that align the side streets on either side of Broadway. Taller buildings will mean more people living in an area, greater traffic congestion especially with this building as it is so close to high traffic streets, namely, Hemlock and Granville Street, and turning a quaint neighbourhood into a concrete impersonal environment. Please don't let this happen. Respectfully, Steffany Alden	Steffany Alden		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/09/2020	11:28	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I oppose the 28-storey rezoning proposed for 2538 Birch Street. It is simply more land banking, keeping the real estate bubble inflated, and driving housing costs to the highest in the world. Madeleine Nelson	MADELEINE NELSON			Unknown	No web attachments.
07/09/2020	11:31	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Would be over 2 times the current allowable FSR. Will be a precedent to change Broadway into a street of towers. Far too high a price to pay for a few "affordable" units. The city needs townhouses for families, not apartments.	Bobbie Lees			Kitsilano	No web attachments.
07/09/2020	11:36	PH2 - 1. CD-1 AMENDMENT: 2538	Oppose	See attached email.	Ian Crook			Unknown	APPENDIX I

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

07/09/2020	11:37	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I am writing to oppose the request to increase the height of the proposed building at 2538 Birch Street from 16 to 28 stories. One of the unique features of Vancouver has been a series of unique liveable neighbourhoods. These neighbourhoods have features that distinguish them from the rest of the city and from every other city in North America. Fairview Slopes is one of those neighbourhoods. Tall residential buildings are not a unique neighbourhood feature. Every city in North America has them. City planners endorsed a height restriction for Fairview Slopes to maintain its unique residential feel and to preserve the quality of life for all who live there. If we are to turn all the Fairview neighbourhood into the boring sameness of tall buildings everywhere we can build them we will lose much of Fairview Slope's uniqueness. If the City is going to allow this change then at least it should have the intestinal fortitude to own up to the fact that it no longer intends to preserve unique neighborhood character in those areas where it will not defend its original plans. Can we expect 28 stories buildings to also go up in Point Grey, Shaunessy, Kerrisdale? Please vote no to this request and vote to retain Vancouver's unique character. Mark Dennis	Mark Dennis		s.22(1) Personal	Unknown	No web attachments.
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Public Hearing 2020-Jul-09 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway) (OPPOSED)

s.22(1) Personal and Confidential

07/09/2020	11:41	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	<p>Dear Vancouver Mayor & Council Members, I live at s.22(1), a block from this proposed project and 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 and 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 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. One must ask how that meets the City of Vancouver's sustainability and green initiatives and by whose definition are these units supposedly affordable. 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</p>	Jamie Ferdon			Unknown	No web attachments.
07/09/2020	11:46	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	<p>I oppose this rezoning. I oppose the spot rezoning that is taking place in Vancouver. This is a complete disregard for design and planning, especially two years prior to the City-Wide Plan. It seems a desperate way to achieve numbers that have been set forth that may be outdated. Plus clustering moderate income suites into a building that does not integrate into the surrounding zonings has the potential to stigmatize these buildings and thus not result in an integrated community. I am concerned that City is not taking a pause and assessing the needs of the city post pandemic. Please don't continue the spot rezoning across the city and spend some time planning properly with effective community engagement and develop a plan that was created collaboratively, hence the City-Wide plan that has yet to be complete. Please don't undermine the process.</p>	Sheryl Webster			Kitsilano	No web attachments.

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

07/09/2020	11:47	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Hello, My name is Toni Pieroni and I live at s.22(1) and have lived on s.22(1) for 30 years. 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. Regards Toni Pieroni s.22(1)	Toni Pieroni		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/09/2020	11:50	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live a few blocks away from this proposed building and totally object. 16 floors is fine but why is the city allowing 28 floors.	L. Gessner			Fairview	No web attachments.
07/09/2020	12:00	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	Murray Flanigan			Fairview	No web attachments.
07/09/2020	12:05	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	This will set a precedent that will destroy the feel and look of this neighbourhood. I bought in Fairview s.22(1) as I did NOT want to live in "highrise central" - downtown. This will also bring down the value of my condo (3 floor strata) which will be right behind this monstrosity.	Denis Deschenes			Fairview	No web attachments.
07/09/2020	12:16	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Hello. My Mother was born near U.B.C. in 1917, my Father also spent his life in Vancouver. I was born in 1949 and as well have spent my life in the Kits and Dunbar area. I have witnessed a steady erosion of the character and liveability of my City examples being the proposed apartments on west 3rd, the demolition of character houses and the building height relaxation outside of the downtown area. 28 stories will stick out like a sore thumb!	Randall W. Smith			Kitsilano	No web attachments.
07/09/2020	12:16	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	Karen Battersby			Fairview	No web attachments.
07/09/2020	12:26	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	The scale is way too big for the neighborhood.	Darcy Higgs			West Point Grey	No web attachments.
07/09/2020	12:56	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live near in the Fairview area of Vancouver and strongly oppose the 28-storey rezoning proposed for 2538 Birch Street.) I DO, however, support a 6-10 (maximum) story building in my neighborhood. I've chosen to live here or livability - very important for mental health, allowing light in, without the congestion like downtown.	Adele Voth			Fairview	No web attachments.
07/09/2020	13:26	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. The proposed height will drastically alter the sun shadow on all residences down to Granville Island and potentially set precedent for larger buildings. Current proposed size is high enough.	John Miles			Unknown	No web attachments.

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

07/09/2020	13:29	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	As a lifelong resident of Vancouver, I recognize the need for rental housing and welcome it's careful development. Such developments must 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 much too high and completely out of context to the neighbourhood. Also, can the local school accommodate the new children?	Devon Karastathis	none	s.22(1) Personal and Confidential	Kitsilano	No web attachments.
07/09/2020	13:32	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	"I live in South Granville,Vancouver and I oppose the 28-storey rezoning proposed for 2538 Birch Street,"	No Name No Name (ps)			Kitsilano	No web attachments.
07/09/2020	13:46	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 would support a 16-floor building but believe the 28-storey building is too high for the area.	Lois			Arbutus-Ridge	No web attachments.
07/09/2020	13:51	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live in Kitsilano, and I am concerned about the proposal to build such a tall tower on Broadway. The original 16-floor proposal was eminently reasonable; 28 floors is way too high. 20 floors would be the upper limit for a building to keep in character with this neighborhood. Please do not approve 28 floors! Thank you.	No Name No Name (ps)	none		Kitsilano	No web attachments.
07/09/2020	13:53	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live in Fairview Slopes in Vancouver & I oppose the 28-storey rezoning proposed for 2538 Birch St. I supported the 16-storey rezoning which would have provided 153 rental units. I believe that one 28-storey skyscraper will set the precedent for many more along the Broadway Subway line which & is inappropriate height and density in the Broadway Plan area. Fairview, South Granville & False Creek are NOT Downtown, West End or Yaletown. Height minimums and lower densities must not be, once again, allowed to get out of control. Vancouverites appreciate their green spaces & this proposed development provides very little of that for the neighbourhood where it is located. Shame on the Mayor and City Council for even considering this rezoning proposal, much less giving it their approval.	DEE DOUGLAS			Fairview	No web attachments.
07/09/2020	13:54	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I live in Vancouver and consider this building far to high for it's venue.	Lynne Beszant			Kitsilano	No web attachments.
07/09/2020	13:56	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Approving the proposed development, no matter its history or current status, will make a total mockery of the ongoing Broadway corridor planning process. Any significant proposal for the corridor should be subject to the final Broadway corridor plan, which has engaged considerable public input and much expenditure to this point.	Sirotnik Gareth			Fairview	No web attachments.
07/09/2020	14:02	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 live in Fairview and feel that this proposed development would not be an appropriate choice for this neighborhood	Ruairidh Pederson			Fairview	No web attachments.

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

07/09/2020	14:22	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I strongly oppose the building having 28 floors. I live very close by.	Lisa Thomson		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/09/2020	14:28	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I am a resident of s.22(1) Personal The point I would like to make is this: If the City approves the application, council will be responsible for creating a massive concrete wall - which will in effect destroy the community of renters who are presently living in a multitude of 3-storey apartment buildings bounded by Broadway, Oak, Granville and 12th Avenue. These buildings are some of the last affordable rental accommodations nearby to VGH and downtown. The 28-storey tower will be the first part of what will become in effect a BARRIER - no different from Trump's effort to keep LatinoX migrants out of the US, or Palestinians confined in their Bantustans of Apartheid in Israel. This may sound absurd right now - but I believe if this goes ahead, the present council will be denounced in the VERY SAME WAY that the infamous urban planner Robert Moses has been condemned for his assaults on the poor of New York, with his reactionary designs that trapped the poor behind his "brilliant ideas" (such as the Crosstown Expressway). That is the legacy Council will be building for itself: to be reviled for generations. I would like to ask them if they are comfortable with this probably legacy?	Mark Schneider			Fairview	No web attachments.

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

07/09/2020	14:28	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	July 9, 2020 City of Vancouver 453 West 12th Avenue, Vancouver, BC V5Y 1V4 Dear Mayor and Council, I am opposed to the proposed 28-storey building at 2538 Birch Street. Let?s get back to basics. Do we want to be Manhattan or Paris? How about Copenhagen? Ground-oriented housing just might be pandemic-proof. Here?s an idea: Lie the proposed building on its side (credit goes to Arthur Erickson?s thinking on Robson Square). Run a ribbon of six-storey buildings along Broadway to their lanes, both sides. Step down to a ribbon of three-storey buildings on the other side of the lanes to West 8th and West 10th. For community, slow down the lane traffic between the two ribbons. Encourage small projects and a variety of creative architectural styles and housing configurations. Promote courtyards, landscaping, wide sidewalks, balconies, porches and main-floor front doors with level access to the street. Street-level retail frontages of 16 feet would promote human-scale livability. Please stop spot-rezoning! Keep the existing neighbourhoods intact while neighbourhoods refine a healthy, sustainable, green, Citywide plan. How many neighbours developed their vision for additional density with a variety of housing types? Honour those many hours of volunteer labour; dust off the plans and build on them for today?s needs with a view for the future. Choose livability, choose neighbours knowing one another, choose wide friendly sidewalks, choose Vancouver. Home renters deserve healthy communities as much as home owners. Please don?t stick renters in a big box in the air. Yours truly, Jan Alexander Jan Alexanders.s.22(1) Personal and	Jan Alexander		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/09/2020	14:30	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Please see attached letter which refers to a relevant Petition opposing Item 1. Thanks, Larry A. Benge, Co-chair Dorothy Barkley, Co-chair Coalition of Vancouver Neighbourhoods	Larry Benge	Coalition of Vancouver Neighbourhood		Unknown	APPENDIX J
07/09/2020	14:58	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. It will take away from the area by having a building that tall	No Name No Name (ps)			Kitsilano	No web attachments.

2538 BIRCH

Comment from Ron Sterne


s.2
2(1)


My name is Ron Sterne and I live in Fairview.

I have serious concerns, not so much with the building in isolation but with its location, and hence its impact on its neighbours and, through its effect on the Broadway Plan, on other neighbourhoods along Broadway.

This is a very tall, massive development proposed for the crest of a north-facing hillside. Shadowing would be very severe. The shadow studies show this, but even they underestimate it, because they show only the two hours on either side of noon.

Even at noon (when the sun is at its maximum height) the winter shadows would extend to the parking lot north of Lamey's Mill Road, At 10 and at 2 , much much farther.

The staff report recognizes the severity of the problem, and then attempts to minimize it by saying that winter is the darkest time of the year, and to explain, at some length, how shadowing is less severe at other seasons. Yes, but it is precisely then, in winter, when daylight is at its most precious.

Another major deficiency is the total lack of public green space.

The report states that, "...this project does not wholly address the need for more open green space in this park-deficient area", the phrase "not wholly" being a euphemism for "completely fails to". The design completely ignores the the Greenest City Policy.

So, the report is aware of the problem, but, as with shadowing, dismisses it, stating,

Staff expect that the provision for more open green space in this local area will be addressed more holistically under the Broadway and Vancouver Plan processes currently underway.

Maybe. No details are given. But I think that, soothing words notwithstanding, far from the lack of green space in this project being addressed in future developments, green space in future developments will follow the unfortunate precedent set by this project.

The problem, like the extreme shadowing, is an inevitable consequence of locating such a building in such a place. Just as extreme shadowing follows inevitably from placing a structure of this height and mass on the crest of a north-facing slope, so the total lack of public green space is the unavoidable result of cramming it on to such a small lot.

The only way to fix either problem is not to build it there.

Which brings us to the Broadway Plan.

The staff report states

While the Broadway Plan process is currently ongoing, staff are of the opinion that the proposal directly responds to many of the Broadway Plan Guiding Principles....

Again, maybe. No details are given.

But I think that it is rather the other way round. That, if this development is approved prior to the completion of the Broadway Plan, its consistency with the Plan will be a self-fulfilling prophecy; that, rather than it being consistent with an properly developed, uninfluenced Broadway Plan, future development on Broadway will be consistent with it.

So why does the staff report, in spite of so much good analysis, often read like a sales brochure? Minimizing serious deficiencies, while expressing a pious hope that shortcomings will be better dealt with by future developers?

I think the answer is on Page 13, where, in attempting to justify putting off the responsibility for green space onto future developers, it says,

However, the priority with this application is to deliver below market rental units.

And that really is the crux of the matter isn't it? What price affordable rentals?

This development would have approximately 58 units (out of 258) as secured rental units, with the remaining 78 per cent at market rental rates.

Vancouver certainly has had a housing crisis. But even if one accepts that this type of developer incentive is essential, inflicting severe damage on the liveability of the adjacent residential neighbourhoods, and even of Broadway itself, is a very high price to pay, and indeed no favour to the people who will come to live in the developments.

The question that faces you is this. What damage will a development be allowed to inflict if it contains a small percentage of quotes “affordable” housing?

Thank you.

My name is Paula Ford

I live in Vancouver Fairview two blocks from the building site in question. I rented for many years but now own my suite in an Equity co-op and I appreciate the liveability of this neighbourhood.

I am opposed to the the 28-storey rezoning proposed at 2538 Birch Street. The original, approved proposal for 16 stories with 153 rental suites was sufficient.

I am opposed for the following reasons, among many others:

1) If approved, the height of this building will set a precedent for future development in this area and along the Broadway Corridor. This would create a very different and much less liveable neighbourhood than the one we now enjoy. I am particularly concerned that this proposal is being heard before the Broadway Plan is even completed.

I like this neighbourhood because it is not like Downtown; I don't want to live among skyscrapers.

Patrick Condon of UBC, who you may know as the noted urban designer, states that high-rise buildings are less sustainable than low rise and mid-rise buildings built largely of wood, and he warns of the Broadway Corridor becoming like LA's "Wilshire Blvd", an ugly strip of high-rises stretching for miles. I don't think this fits in with our city's stated desire to be "green".

2) If built, the shadow from the proposed 28-stories will shade everything on False Creek and its slopes to the North, especially in winter when sunlight is so precious. This shadow will extend all the way to the Molson Brewery, at Pine St and 1st Ave.

The C-3A zoning along Broadway was intended to protect Fairview and False Creek from this unwanted blocking of sunlight.

3) I participated in the Broadway Plan Walkshops, during which a majority of residents of this neighbourhood expressed opposition to the development of skyscrapers in our area.

Mayor Stewart conducted an independent survey in 2019 in which 80% of respondents favoured buildings of 6 stories and smaller instead of high-rises.

To quote Councillor Hardwick when she was speaking about the city-wide plan:

"The intent is examine needs and nuances of each neighbourhood to ensure that zoning is applied with respect to those communities and how they have developed over time.

The whole idea is that people are able to determine what kind of city they want to live in, reflecting the needs of their individual communities."

I agree with Councillor Hardwick's comments and hope that she and the rest of Council will adhere to these principals.

It is my belief that in recommending this proposal, City Staff have ignored these principals and the input and wishes of the people of this neighbourhood. I sincerely hope that you, as our elected representatives, will listen to those of us who actually live here and that you will reject this re-zoning application.

Date: 8 July 2020

To: Mayor and Council

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

I am OPPOSED to this proposed 28-floor building which would set a precedent for height and density in the Broadway Corridor. No precedent-setting application should be approved during the creation of the Broadway Plan - especially in the midst of a pandemic.

Humans' physical & psychological needs for space are being revealed by the pandemic and are not yet fully understood. But the built environment in which we live must be adapted to fulfill these needs. We do know people need wider sidewalks and a calm, human-scale environment through which to walk, cycle and even scoot. The idea of just cramming individuals into places began during the industrial revolution and it is not appropriate in this pandemic and beyond.

I attended at least four of the Broadway Plan walk-shops where I repeatedly voiced my opposition to the scale of the proposed development. The majority of the people attending these events wanted livable neighbourhoods with low-rise buildings on a human scale. **What was the point of public involvement in the Broadway Plan planning process if the City merely pre-empts the Broadway Plan by approving a precedent-setting project which should be under moratorium?** Approving a 28-story tower now will destroy residents' trust in the City of Vancouver, causing them to believe Council and city planners are not acting in good faith and in citizens' best interests.

One of the shared joys of living in Vancouver is its beautiful views of the mountains. This glorious visual delight is being steadily eroded by overly high developments in Vancouver. *Vancouver House* tower (in line with Alder Street when seen from Fairview) is a singular example of over-height construction obscuring our lovely mountain views. **It is disheartening to see the built skyline increasingly obliterate Vancouver's natural beauty.** Earlier councils tried offsetting high rise construction by preserving "view corridors." But now, "wrong height, wrong space" seems to rule. Over-height towers are being sited randomly around the city. Even the minimal "view corridor" concession to Vancouver's beauty is being ignored. Vancouver is rapidly destroying its natural beauty.

If this 28-story over-height project is approved, it would set a significant precedent for the proposals put forward for the future development of the Broadway Corridor.

Approval would contravene the intent of the Interim Rezoning Process which states: *"Generally rezonings will not be considered in the Broadway Plan Study area while the Broadway Plan process is underway, in order to not pre-empt or divert the planning process with rezonings which set new directions or preclude options that could emerge during the process."*

When MIRHPP proposals for over-height buildings are made, the context of the neighbourhood must be considered. **There are no other 28 story towers along Broadway - buildings are a maximum of 14-16 stories. Just off Broadway, in the vicinity of the proposed development, neighbourhood buildings are predominantly low-rise.** If this 28-story building is approved and built it will be an eyesore or "pig in space" unsuited to the context of this neighbourhood. Building the proposed over-height will establish a precedent, enabling similarly scaled towers along the Broadway Corridor in direct conflict with the intent of the Interim Rezoning Process.

I strongly oppose City Council approving this CD-1 Amendment.

The 16-storey building that was approved in 2018 has the support of the neighbourhood.

Respectfully,

A.L. Holeton

Bio: I was borne in Vancouver and grew up in a single-family Dunbar home (1954-1974). Then I rented for 40 years, predominantly living in low-rise buildings in Kerrisdale (10 yrs), Victoria (6 yrs), the West End (3 yrs) and Kitsilano (20 yrs). Seven years ago, I became an owner/resident in a Fairview mid-rise strata building. I support affordable rental housing, suited to its neighbourhood context in human-scale, livable communities.



Oppose 2538 Birch St. vs the Broadway Plan

Dear Mayor and Councillors:

I oppose 2538 Birch Street for the same reasons Jeannette and Joseph Jones do. I copied their letter because I'm tired of constantly writing letters to deaf ears.

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

As a citizen I'm appalled at the lack of transparency at City Hall. We went through this already with Vision Vancouver and NOT one thing has changed.

We would like an open public engagement policy.

I'm still waiting for an analysis of the West End Plan.

Please see the final two paragraphs and list provided about the City's habit of approving precedent-setting buildings that preempt comprehensive community plans. We need our elected officials to require awareness and assertiveness to impose discipline on senior staff in the planning department.

Thank you very much.

Kind regards,

Diana

s.22(1) Personal and
Confidential

2538 Birch Street Front Runs Broadway Corridor Plan

from: Jeanette Jones

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

cc: Joseph Jones

Gil Kelley; Susan Haid; Theresa O'Donnell

date: July 3, 2020, 3:13 PM

subject: One More Blockbusting: 2538 Birch Street
Front Runs Broadway Corridor Plan

To: Mayor and Council

cc: Gil Kelley — Manager of Planning, Urban Design and Sustainability
Susan Haid — Deputy Director of Long-Range and Strategic Planning
Theresa O'Donnell — Deputy Director for Current Planning

Re: CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)
Agenda Item #1 for Public Hearing of July 9, 2020

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

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

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

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

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

Jeanette and Joseph Jones

How Major Rezoning Front Run Active Area Planning

Rezoning Approved: 2003 Jun 24

Plan Approved: 2004 Jul 08

Storeys: 17

Specific Project: King Edward Village – Kingsway at Knight
Area Plan: Kingsway-Knight Neighbourhood Centre Rezoning

Rezoning Approved: 2006 Jan 24

Plan Approved: 2010 Nov 04

Storeys: 22

Specific Project: 2300 Kingsway – Kingsway at Nanaimo

Area Plan: Norquay Village Neighbourhood Centre Plan

Rezoning Approved: 2011 Apr 11

Plan Approved: 2014 Jan 07

Storeys: 16

Specific Project: Granville at 70th

Area Plan: Marpole Community Plan

Rezoning Approved: 2011 Jul 19

Plan Approved: 2014 Jan 07

Storeys: 35

Specific Project: Marine Gateway – Marine at Cambie

Area Plan: Marpole Community Plan

Rezoning Approved: 2012 Jun 11

Plan Approved: 2013 Nov 07

Storeys: 22

Specific Project: The Lauren – 1401 Comox St

Area Plan: West End Community Plan

Rezoning Approved: 2012 Feb 27 (application 2010 Jul 26)

Plan Approved: 2010 Nov 18

Storeys: 21

Specific Project: The Independent – Broadway at Kingsway

Area Plan: Mount Pleasant Community Plan

Rezoning Approved: 2012 Oct 16

Plan Approved: 2014 Mar 15

Storeys: 12

Specific Project: The Heatley – 955 East Hastings

Area Plan: Downtown Eastside Local Area Plan

Rezoning Approved: 2014 Mar 14

Plan Approved: 2018 May 01
Storeys: 45
Specific Project: Oakridge Centre
Area Plan: Cambie Corridor Plan

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

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

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

Dear Mayor and Council

I live in Vancouver and I oppose the rezoning application to increase allowed height and density of 2538 Birch St for 28 floors with FSR 10.52 from the already allowed 16 floors with FSR of 7.07.

I am curious as to why there is not a requirement for 20% of the already allowed 153 rental units in the 16 story proposal to be for Moderate Income rentals? That would amount to 31 units. It does not seem right to allow such a massive increase in height and density to obtain an additional 27 Moderate housing units , while allowing the developers to add an extra 12 floors, and increase market rental units from 122 (ie 153-31) to 200? This seems to be a play by the developers to ask for greater allowance of highend market rental housing, from which they will profit hugely, at enormous cost to the people of the City given all the negatives that come with high rise living. This will provide housing for the wealthy and money for the developers. To allow this much increase in height and density, for a very modest gain in moderate income housing, is not in the best interest of the citizens of Vancouver.

The disadvantages of highrise living has been detailed extensively in comments by current and retired architects, previous City planners, and world renown writers on this topic who know far more than I. I do understand there are negative consequences in mental and physical health; significant loss of community engagement and increased social isolation. This is in addition to the impact the mass of this building will have on the local neighborhood by shading, blocking of sunlight, and stress on already overcrowded local schools and amenities.

I am not opposed to increasing density and working together as a City to solve the housing problem. However, all of this needs to be in context with the needs of both people who live here already, and people who may live here in the future. The voices of the people who live in the neighborhood, and indeed in any neighborhood, need to be heard and considered. Would it not be far better to allow the Broadway Plan to be completed , with all of the input from the various neighborhoods it passes through, and then consider where and how big the buildings need to be? It is a long stretch of road; perhaps several moderate height buildings (12-16 stories) accomplishes as much as one large building, while allowing people to live in more cohesive, friendly, neighborly environments.

Please do not approve this rezoning request to increase from 16 to 28 floors.

Thank you

Maura Brown

Dear Mayor Stewart and Councillors:

I am writing to ask that you vote against the proposed rezoning of 2538 Birch Street.

There are any number of issues with this application, not the least of which is the financial inducements offered to the developer through the MIRHP program.

The MIRHP program was developed in recognition of the fact there is a cost to the developer for renting “affordable” units at below market rental rates, and the incentives could be in the form of the waiver of various fees and levies, as well as additional density. No analytical framework or rationale has been provided in the Referral Report supporting this application explaining why the developer requires the waiver of both Development Cost Levies and Community Amenity Contributions, as well as a 50% increase in density, in order to offset the reduction in rental income.

The publicly disclosed cost of the development cost levy waivers is \$4.8 million, and we don’t know the value of the Community Amenity Contributions waived, but at a time of 7% tax increases in the face of a pandemic, this places an enormous burden on the property tax base. If the City were to use this building as the model for dealing with the housing affordability crisis, then you would have to build roughly 500 properties like this to reach the goal of about 25,000 affordable housing units, and the foregone DCL revenue alone would be in excess of \$200mm. That is not sustainable.

As you are aware from others, there are also issues with respect to the proximity of parks and schools. The schools issue is particularly troubling: The Referral Report mentioned that L’Ecole Bilingue was close-by, but neglected to mention that admission to that school is by way of lottery. All of the schools relatively close by are already over capacity, and in the case of Henry Hudson and False Creek, require moms and dads to go up and down the hill from Birch and Broadway to Sixth Avenue (a prospect I would not envy in winter) and cross one or more very busy thoroughfares (West Broadway, Sixth Avenue, Burrard Street) to get their children to school.

There are some who would allege that people who are opposed to this proposal are NIMBYs opposed to change and rental housing. Those people obviously don’t know the South Granville area very well. If they did, they would recognize that it is a neighbourhood comprised of a mixture of both apartments and condominiums, where all residents seemingly happily co-exist that has changed quite a bit over time.

There is, unfortunately, a lot of emotion around the issue of rental housing, and the rental housing problems the City is facing are the result of a decade plus of Council inaction and listening to the siren song of the development community. Claire Lomas did a brilliant presentation <https://tinyurl.com/y73vhody> analysing the rental housing supply problem when Council was considering the Recalibrating the Housing Vancouver Strategy resolution put forward by Councillor Hardwick earlier this year. The discrepancy in what the City is constructing versus what is needed will be exacerbated by this building: Yes there will be 58 affordable units – but you can expect the balance of the building will be rented for top dollar given the unsurpassed views the suites will offer tenants, and those will be affordable for only a limited number of people. This is not helping deal with the real housing issues facing the City.

Michael Geller made a very important point in his blog of July 6:

“There is no doubt that we need to allow higher densities to achieve greater affordability. But when is big too big? Some will argue that FSR is just a number. It's meaningless. I disagree. It is a measure of a building relative to its surroundings and while some argue one building may not destroy the neighbourhood, a row of similar scale buildings might. That's why I would like to see an overall study completed for the Broadway corridor before allowing such dramatic FSR and height increases.”

This application is being considered before Council has had any opportunity to provide any direction to staff regarding the Broadway Plan. If Council supports this proposal, it will be setting a precedent for that Plan from which it will be difficult to pull back.

The neighbourhood has evolved over the past 30 years and will continue to do so. The point people are making is that the change process should be agreed on in advance, and not imposed “top down” by City Hall, on the basis City Hall knows better.

Based on all these points, I urge you to vote against this rezoning.

Regards

Ian Crook

Vancouver, BC



COALITION OF VANCOUVER NEIGHBOURHOODS

<http://coalitionvan.org>

July 8, 2020

City of Vancouver Council

Dear Mayor Kennedy Stewart and Councillors,

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

Agenda: <https://council.vancouver.ca/20200709/phea20200709ag.htm>

Amendment: <https://council.vancouver.ca/20200709/documents/phea1SandR.pdf>

The Coalition of Vancouver Neighbourhoods (CVN) **opposes** this amendment to go from 16 storeys to 28 storeys. The reasons for this opposition are as follows:

- The overall height, density and bulk of this proposal is far too large and sets a precedent for Broadway;
- The increase in Floor Space Ratio is excessive for this site;
- The height of this proposal is out of scale with the surrounding context;
- The Broadway Plan Interim Rezoning Policy prohibits rezonings unless they are exempt under certain conditions, however, this project did not meet that criteria so should not have been considered;
- Since this proposal is over double the existing zoning height, it would dominate the skyline across the city that if replicated as a precedent along Broadway would create a wall blocking views of the mountains. This makes it an issue for the Vancouver Plan too;
- This proposal will cause further increases in adjacent land values, thus further limiting affordability;
- Increased land values will lead to loss of existing affordable units in the adjacent neighbourhood;
- A previously approved development for a 16-storey market rental project was acceptable to the community. Other options to obtain 'affordable' units should be pursued instead of the current proposal for excessive density bonusing that inflates land values all around it;
- Bonus density (+12 floors) seems excessive for the acquisition of 55 'median income' units; and
- With a waiver of DCLs, taxpayers will once again pay for the added services this building will require.

For these reasons, among others, we urge Council to **oppose** this amendment. The developer already has 16 storeys approved under the recent CD-1 rezoning and can proceed with that, which the local community supports. Please see the attached massing images of the current proposal in Appendix A.

Thank you,

Larry A. Benge, Co-chair

Dorothy Barkley, Co-chair

Coalition of Vancouver Neighbourhoods

Member Groups of the Coalition of Vancouver Neighbourhoods

Arbutus Ridge Community Association
 Arbutus Ridge/ Kerrisdale/ Shaughnessy Visions
 Cedar Cottage Area Neighbours
 Downtown Eastside Neighbourhood Council
 Dunbar Residents Association
 Fairview/South Granville Action Committee
 False Creek Residents Association
 Grandview Woodland Area Council
 Granville-Burrard Residents & Business Assoc.
 Greater Yaletown Community Association
 Joyce Area Residents
 Kitsilano-Arbutus Residents Association

Kits Point Residents Association
 Marpole Residents Coalition
 NW Point Grey Home Owners Association
 Oakridge Langara Area Residents
 Riley Park/South Cambie Visions
 Shaughnessy Heights Property Owners Assoc.
 Strathcona Residents Association
 Upper Kitsilano Residents Association
 West End Neighbours Society
 West Kitsilano Residents Association
 West Point Grey Residents Association

28 FLOORS COMING TO YOUR NEIGHBOURHOOD





We oppose the construction of the 28 storey building 2538 Birch Street. Please, if you must, build something smaller, say 10 floors.

Long gone are the days when Vancouver was declared the world's most liveable city. Now witness the excessive traffic, noise, pollution, and gradual crowding out of nature, long views, fresh winds, air, skylight and much else soon to be made even worse as current City plans go forward.

The Birch Street development and many others being squeezed into local neighbourhoods, already densely populated, mean a big hit on quality of life for local residents and taxpayers, not just for the two or three years of construction but endlessly on into the future. Sad too to consider the easily identified and deleterious effects on nature. Surely there has to be a reasonable limit on new development and on its shape and size depending on local environments. As I look around my neighbourhood I see several notices declaring new hi-rises in the offing. At this rate Vancouver is on its way to becoming the Hong Kong of the Pacific Northwest. What a legacy.

There is a feeling on the street that the City is not listening. People I know are feeling very unhappy. I ask those responsible to take a breath, to walk the City, to get into the neighbourhoods, get a feeling for place. The City fathers-of-old planted trees. Mr. Mayor and Council let your hearts speak. Preserve and protect. Life isn't all about money. Think of the children.

Stuart and Mandy Richmond

From: Ian Crook
To: [Public Hearing](#); [Stewart, Kennedy](#); [Carr, Adriane](#); [Boyle, Christine](#); [Bligh, Rebecca](#); [Fry, Pete](#); [De Genova, Melissa](#); [Dominato, Lisa](#); [Kirby-Yung, Sarah](#); [Swanson, Jean](#); [Wiebe, Michael](#); [Hardwick, Colleen](#)
Subject: Public Hearing - 2538 Birch Street
Date: Wednesday, July 08, 2020 10:32:27 PM

Dear Mayor Stewart and Councillors:

I am writing to ask that you vote against the proposed rezoning of 2538 Birch Street.

There are any number of issues with this application, not the least of which is the financial inducements offered to the developer through the MIRHP program.

The MIRHP program was developed in recognition of the fact there is a cost to the developer for renting “affordable” units at below market rental rates, and the incentives could be in the form of the waiver of various fees and levies, as well as additional density. No analytical framework or rationale has been provided in the Referral Report supporting this application explaining why the developer requires the waiver of both Development Cost Levies and Community Amenity Contributions, as well as a 50% increase in density, in order to offset the reduction in rental income.

The publicly disclosed cost of the development cost levy waivers is \$4.8 million, and we don’t know the value of the Community Amenity Contributions waived, but at a time of 7% tax increases in the face of a pandemic, this places an enormous burden on the property tax base. If the City were to use this building as the model for dealing with the housing affordability crisis, then you would have to build roughly 500 properties like this to reach the goal of about 25,000 affordable housing units, and the foregone DCL revenue alone would be in excess of \$200mm. That is not sustainable.

As you are aware from others, there are also issues with respect to the proximity of parks and schools. The schools issue is particularly troubling: The Referral Report mentioned that L’Ecole Bilingue was close-by, but neglected to mention that admission to that school is by way of lottery. All of the schools relatively close by are already over capacity, and in the case of Henry Hudson and False Creek, require moms and dads to go up and down the hill from Birch and Broadway to Sixth Avenue (a prospect I would not envy in winter) and cross one or more very busy thoroughfares (West Broadway, Sixth Avenue, Burrard Street) to get their children to school.

There are some who would allege that people who are opposed to this proposal are NIMBYs opposed to change and rental housing. Those people obviously don’t know the South Granville area very well. If they did, they would recognize that it is a neighbourhood comprised of a mixture of both apartments and condominiums, where all residents seemingly happily co-exist that has changed quite a bit over time.

There is, unfortunately, a lot of emotion around the issue of rental housing, and the rental housing problems the City is facing are the result of a decade plus of Council inaction and listening to the siren song of the development community. Claire Lomas did a brilliant presentation <https://tinyurl.com/y73vhody> [tinyurl.com] analysing the rental housing supply problem when Council was considering the Recalibrating the Housing Vancouver Strategy resolution put forward by Councillor Hardwick earlier this year. The discrepancy in what the City is constructing versus what is needed will be exacerbated by this building: Yes there will be 58 affordable units – but you can expect the balance of the building will be rented for top dollar given the unsurpassed views the suites will offer tenants, and those will be affordable for only a limited number of people. This is not helping deal with the real housing issues facing the City.

Michael Geller made a very important point in his blog of July 6:

“There is no doubt that we need to allow higher densities to achieve greater affordability. But when is big too big? Some will argue that FSR is just a number. It’s meaningless. I disagree. It is a measure of a building relative to its surroundings and while some argue one building may not destroy the neighbourhood, a row of similar scale buildings might. That’s why I would like to see an overall study completed for the Broadway corridor before allowing such dramatic FSR and height increases.”

This application is being considered before Council has had any opportunity to provide any direction

to staff regarding the Broadway Plan. If Council supports this proposal, it will be setting a precedent for that Plan from which it will be difficult to pull back.

The neighbourhood has evolved over the past 30 years and will continue to do so. The point people are making is that the change process should be agreed on in advance, and not imposed “top down” by City Hall, on the basis City Hall knows better.

Based on all these points, I urge you to vote against this rezoning.

Regards

Ian Crook

Vancouver, BC



COALITION OF VANCOUVER NEIGHBOURHOODS

<http://coalitionvan.org>

July 9, 2020

City of Vancouver Council

Dear Mayor Kennedy Stewart and Councillors,

Re: Petition Opposed to 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)

Agenda: <https://council.vancouver.ca/20200709/phea20200709ag.htm>

Amendment: <https://council.vancouver.ca/20200709/documents/phea1SandR.pdf>

The Coalition of Vancouver Neighbourhoods (CVN) voiced our **opposition** to this amendment in a previous letter to Council. Further to yesterday's letter that outlined the many reasons for our opposition, this letter provides an additional relevant petition. We continue to support the building of affordable rental units in the city with proper planning and good urban design.

The new petition was initiated by concerned citizens a week ago, with **1472 signatures** at the time of this writing and growing hourly, signed by many members and non-members of this Coalition from across the city, which "aims to move the City of Vancouver away from arbitrary rezoning policies and back to meaningful public participation in neighbourhood-based planning."

See petition here:

<https://www.change.org/p/city-of-vancouver-council-officials-our-communities-our-plans-99961c91-4a17-497d-86c8-b385b3c0f315>

The petition specifically names the MIRHPP program as a problematic City policy that is "causing major damage to the City, its neighbourhoods, and its citizens" with precedent-setting spot rezonings. This project is one of the more egregious examples of this program.

The petition is consistent with the stated goals of the Coalition of Vancouver Neighbourhoods in our Principles and Goals document that calls for meaningful neighbourhood-based planning processes.

We continue to urge Council to **oppose** this amendment. The developer already has 16 storeys of rental under the recently approved CD-1 rezoning and can proceed with that, which the local community supports.

Thank you,

Larry A. Bengé, Co-chair

Dorothy Barkley, Co-chair

Coalition of Vancouver Neighbourhoods

Member Groups of the Coalition of Vancouver Neighbourhoods

Arbutus Ridge Community Association
 Arbutus Ridge/ Kerrisdale/ Shaughnessy Visions
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