

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
07/09/2020	15:13	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	West Point Grey Residents Association opposes this rezoning amendment. Please see our letter attached.	West Point Grey Residents Association		s.22(1) Personal and Confidential	Unknown	APPENDIX A
07/09/2020	15:14	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I've lived in Vancouver since 1980 and I oppose the 28-storey rezoning proposed for 2538 Birch Street; it's at least 12 storeys too high!	Carol Davenport			Kitsilano	No web attachments.
07/09/2020	15:28	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	Eric Assaly			Unknown	No web attachments.
07/09/2020	15:48	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I oppose as this building will bring an abundance of new traffic to the area, making it more dangerous for pedestrians, children and cyclists. Fairview Slopes and west 8th have had an drastic increase in traffic since west 7th became a Cul de Sac. Also the new building will create a decrease in light for the residences north of Broadway as it will cast a shadow blocking the daylight.	Ms Lorraine Carson	Ms.		Fairview	No web attachments.
07/09/2020	15:50	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Building too high obstructing views of many plus very unattractive for skyline ! Does not suit the character of our neighborhood!	William C Nicholas			Fairview	No web attachments.
07/09/2020	15:57	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Building too high for the area! Does not fit in with character Wi	Sheila Nicholas			Fairview	No web attachments.
07/09/2020	16:00	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I oppose this rezoning amendment. The defects of this project have been amply outlined by commentary from the local community in Fairview/South Granville. The process, including a public hearing during a pandemic, has likewise received widespread criticism, to which I have nothing to add. As such, I request that you reject this amendment.	Dr. Susan Tha	none		West Point Grey	No web attachments.
07/09/2020	16:15	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	While I would like to see more rental, I am opposed to the proposed rezoning amendment. Please see the attached letter PDF for more. Thank you.	Elizabeth Murphy			Unknown	No web attachments.
07/09/2020	16:23	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Attached please find my letter of opposition to the rezoning of 2538 Birch. Kathy Hochachka Vancouver, BC	Kathy Hochachka			Unknown	APPENDIX B

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07/09/2020	16:24	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	July 9, 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 West Point Grey Residents Association opposes this rezoning amendment, consistent with the position of the local community of Fairview/South Granville. This proposed amendment, that is under the MIRHPP program, goes from the already rezoned 16 storeys that the local community supports, to 28 storeys that the community opposes. The MIRHPP program creates precedents that are far too large for local context, of which this proposed rezoning amendment is a prime example. This raises concerns about the future of the Broadway Corridor and the city generally. We also understand that there still are outstanding issues as to whether this rezoning amendment is an exemption under the Interim Rezoning Policy for the Broadway Plan and whether the rezoning should have been referred to Public Hearing. Please do not pass this amendment. The developer can build the 16 storeys of rental the local community supports and that has already been rezoned. Yours truly, West Point Grey Residents Association Board of Directors	West Point Grey Residents Association		s.22(1) Personal and Confidential	Unknown	APPENDIX C
07/09/2020	16:24	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 seems to me that granting the extra height from 16 to 28-storey, a seventy five percent (75%) increase in height is unreasonable even absurd and unnecessary based on a re-submission. It could be that buildings of that height may be commonplace in 35 years, but to allow this height that dwarfs the surrounding building is clearly unnecessary from a business perspective. It is also unfair and an affront to the existing view-scape. It would be better practice to gradually increase the allowable height in a measured predictable way clear to all. Why do we have to so often go through this see-saw struggle about allowable height? Why not make it an immediate and urgent priority to define a list of allowable heights by year out to year 2040?	DOUGLAS BRUCE			Kitsilano	No web attachments.

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07/09/2020	16:27	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	i strongly oppose the 28 story building proposed for this site. I walk this area frequently as i live one block north and will be extremely disappointed if this goes through. 1. Broadway and Birch is an area with an open neighbourhood feel and a building of this height is not in keeping with this feeling as it will be much higher than anything surrounding it. if you want to keep this city liveable you have to keep the open space feeling. 2. the light to the smaller buildings to the south of this lot will have the light cut off to their suites. Light is extremely important for the mental heath of all and cutting it off will be a detriment to voting citizens of this city. 3. what is wrong with the height previously approved for this site (I think it was 14 stories)? that would have fit in much more in concert with the existing structures. we would gladly accept 14 stories. thank you in advance for making the right decision and keeping the height at 14 stories.	helen	myself	s.22(1) Personal and Confidential	Fairview	No web attachments.
07/09/2020	16:34	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	We need an overall plan for West Broadway, and Fairview Slopes neighbourhood. We have to stop this spot-rezoning habit we have in this city ? it riles the citizens as they never know what will be coming at them next. Let's have good discussions for long-term plans in our neighbourhoods. This isn't just about affordable housing, which we can achieve without going literally sky-higher, as this rezoning proposal is trying to do. Stick to the height of the other buildings along West Broadway, otherwise it sets a bad precedent for the entire area. Besides, we should be focusing on more ground-oriented housing for all types of residents ? tenants, families, owners, single people, low-income people, etc. Cities around the globe have successfully achieved density without going higher and higher ? Paris comes to mind, for instance. Barcelona, Amsterdam, Stockholm. They all have density without going higher as the default, go-to, lazy position.	Susan Alexander	My family and my children, my neighbours.		Kitsilano	No web attachments.
07/09/2020	16:39	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	On Thu, Jul 9, 2020 at 2:07 PM Tom Oliver wrote: I am opposed to this building being approved as it is against the plan for Fairview slopes and is for the developers benefit not the Fairview residents like me that purchased based on a 4 stores north and maximum 16 story south of broadway. Please represent the residents when you vote on this issue. Tom Oliver s.22(1)	Thomas Oliver			Fairview	No web attachments.
07/09/2020	16:44	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	See attached letter	Elizabeth Murphy			Unknown	APPENDIX D

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	16:46	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	Broadway at Birch is already at a very high elevation at that juncture, so 28 stories would be a monstrosity. It would ruin the wide character of Broadway.	Betty Yeung			Fairview	No web attachments.
07/09/2020	17:03	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I strongly oppose the addition of 12 floors to the already-approved building at this location. I am aware that there are intense pressures on the rentals market and that more housing is desirable, but ruining existing neighbourhoods is not the way to go about it. At 28 storeys this would be an eyesore, ruin people's views and the neighbourhood feel, cast shadows and most worryingly, for me, set a precedent. There is a moratorium on building along the Broadway corridor. I understand that there are technicalities that would allow this building to proceed, but I believe the spirit of the moratorium ought to be respected. My condo, which I fortunately bought before craziness set into the market (because I couldn't possibly afford it now), and this neighbourhood, are not just accommodation - they are my "home". Of course, I am just one of many people who have chosen this part of the city and who care about their surroundings and the feeling of neighbourhood. I urge council to continue to seek innovative ways to increase rental stock in the city, but to do it without ruining current residents' neighbourhoods. Thank you.	Jacquie Day			Fairview	No web attachments.
07/09/2020	17:07	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 please see the attached word document. Thank you	Paula Fitzgerald			Fairview	APPENDIX E
07/09/2020	17:09	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 please see the attached word document. Thank you	Janusz Menezla			Fairview	APPENDIX F
07/09/2020	17:10	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I am all for affordable housing, but I am concerned about the height of the proposed building, as it is far larger than any other building in the neighbourhood, and about the resulting increase in people and in traffic.	Colette Foran			Fairview	No web attachments.
07/09/2020	17:16	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I'm a resident of Vancouver and I'm opposed to 28 stories. Schools are already full to capacity! There will be pressure on existing rents.	Robin Mackenzie			Kitsilano	No web attachments.

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07/09/2020	17:46	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	<p>Dear Mayor and City Council, I oppose this rezoning application. I am not a resident of the neighbourhood but I am a resident of the City of Vancouver. If approved, this rezoning application sets a dangerous precedent for the City process for approving applications and for all other neighbourhoods in the city. The applicant has already received approval for an earlier application. However, when guidelines changed in a way that would enhance the profitability of the project, a new application was submitted and accepted. This is a concerning precedent to set. It is reasonable to assume that future applicants may expect such consideration on the part of the City. This (new) application has been accepted in the absence of fully developed plans for either the Broadway corridor or changes in transportation infrastructure. What is needed first is an overall plan that includes guidelines for rezoning applications. Finally, the earlier application for this site reflected the engagement and support of many sectors of the neighbourhood. How can residents continue to have trust in the City processes and representatives in light of this current situation? I fully support the need for affordable rental housing in the City of Vancouver and creative efforts to achieve this goal. However, approval of this application is not the way to work towards this goal. Please do not approve this application. Sincerely, Ann Robson</p> <div>s.22(1)</div>	ANN ROBSON		<div>s.22(1) Personal</div>	West End	No web attachments.
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07/09/2020	17:56	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	It is important to develop affordable rental and non-market housing throughout Vancouver. However, this proposal for a 28 floor building is out of scale for the neighbourhood and the amount of truly affordable housing it will create is limited. It might even result in a reduction in the total number of affordable dwellings in the area should affordable housing in existing buildings be bought and demolished. This site specific rezoning could also negatively impact future development in the area and community support and trust for the emerging Broadway Plan and Vancouver Plans. Scattering higher density tends to lead to reduce the sense of community and neighbourliness. Successful high rise development needs to be done carefully - as part of a strategy to create highly livable neighbourhood centres. When I was part of the City Planning Department I believe we did this in a variety of ways - often in cooperation with community leaders - in several neighbourhoods including Downtown South, False Creek North, the Olympic Village, and Collingwood Village. A 16 story building as originally proposed is large, but supportable. Please put this proposal considerably more height on hold until plans for the area can be completed - and even then 28 storeys may be more than should be supported for this site.	NATHAN EDELSON	s.22(1) Personal and Confidential	Fairview	No web attachments.
07/09/2020	17:56	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	CD-1 amendment 2538 Birch Street	Ms SUSAN MOGAN		Fairview	No web attachments.
07/09/2020	18:14	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I am a vancouver homeowner and oppose the 28 storey rezoning proposal for this site	john Murphy		Kerrisdale	No web attachments.
07/09/2020	18:37	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I believe the City will use this as a precedent for development along the Broadway Corridor.	Erin Gilchrist		Fairview	No web attachments.
07/09/2020	18:40	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 support the approved application for a 16 floor building and strongly object to the proposal for a 28 floor building.	Kristin Jamieson		Fairview	No web attachments.

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07/09/2020	18:51	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	The False Creek South Neighbourhood Association, a delegated body of strata and co-op residential enclaves in the area between the Cambie and Burrard bridges north of West 6th Avenue, wishes to register its opposition to the proposed development at 2538 Birch Street. Our concern begins with the process of spot re-zoning from 16 stories to the present 28 stories. This almost doubling of floors does not respect the legitimate concerns of residents, the integrity of the neighbourhood, nor the needs of a complete community. Our Association is strongly in favour of providing more truly affordable housing in the city, including in our own community, but the magnitude of the building height proposed through site specific development in advance of the Broadway Plan and Vancouver Plan is simply the wrong way to proceed. It is manifestly unfair that the burden of whatever development imperatives or mistakes have occurred should be assigned to the Fairview neighbourhood and undermine the planning interests of the city as a whole. We urge you to reject this application in its present form and turn your attention to the proper formulation of planning for this area and the entire city.	Sharon Yandle	s.22(1) Personal and Confidential	Fairview	No web attachments.
07/09/2020	20:24	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	This building does not fir with the building in the area, and will bring many traffic problems. I am also very concerned at the the way this project has been taken from the original approved 16 stories to 28. Makes me very suspicious of the influence the developer has with Council and Staff at City Hall	Margot Cyt		Fairview	No web attachments.
07/09/2020	20:59	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Oppose	I am opposed to 28 floors at this time for 3 reasons 1. The Broadway planning and engagement process should continue. Approving this building at this time will disrupt that process. 2. There is Sufficient capacity along Broadway at 16 storeys to meet housing needs 3. Buildings need to be small enough to form a local community My detailed reasons are in the attached pdf file.	Peter Driessen		Fairview	APPENDIX G



West Point Grey Residents Association
Info@wpgra.ca
www.wpgra.ca

July 9, 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>

West Point Grey Residents Association **opposes** this rezoning amendment, consistent with the position of the local community of Fairview/South Granville.

This proposed amendment, that is under the MIRHPP program, goes from the already rezoned 16 storeys that the local community supports, to 28 storeys that the community opposes. The MIRHPP program creates precedents that are far too large for local context, of which this proposed rezoning amendment is a prime example.

This raises concerns about the future of the Broadway Corridor and the city generally.

We also understand that there still are outstanding issues as to whether this rezoning amendment is an exemption under the Interim Rezoning Policy for the Broadway Plan and whether the rezoning should have been referred to Public Hearing.

Please do not pass this amendment. The developer can build the 16 storeys of rental the local community supports and that has already been rezoned.

Yours truly,

West Point Grey Residents Association Board of Directors

I'm a long-time resident of Vancouver and I LOVE MY CITY!!!

I've been a renter for 2/3's of my life in Vancouver.

I support affordable housing, density, livability, and a good government decisions and outcomes.

So, I support the 16-storey rental building.

But I oppose the 28- floor rezoning at 2538 Beach.

Please vote to oppose this 28-floor rezoning.

The public benefits 58 affordable units the City gets from this rezoning are not worth the public costs.

The public costs are:

- More renovations and more homelessness.
 - Height and density create the environment for these outcomes to occur.
 - It appears the City expects the area to gentrify. This outcome was implied in the Vancouver Sun July 7th article that said if this building is approved, many more will follow.
 - Gentrification outcomes will lead to:
 - Sales of low and mid level current rental stock.
 - Current rental stock in the Fairview Area (hundreds, per the City's 2019 Housing Strategy Report), will be a risk of gentrification.
 - Higher rents, which is the opposite outcome the City says it wants.
 - Higher rents will lead to more renovations and more homelessness.
- A hollowing out of the City residents will occur as middle-income residents will have to move further away once gentrification occurs. Other world class cities have experienced this problem already. The City of Vancouver should learn from them.
- The loss of DCL revenue from the 16-storey building. That revenue could have helped pay for parks, community centres, senior's centres.
- Increased travel time for kids going to school since the current schools are full.
- The lack of park and green space, that are ON the ground, NOT on the top floor of a building! Less greenery makes the area less livable. Covid has shown that the public needs green space.
- The ongoing risk to City revenue streams and City support programs by relying too heavily on 1 industry, being the real estate and development industry. The City's operating and financial risk is more heavily influenced by this industry than any other. It's time for a strategic change. It's time to diversity the economic base of Vancouver. The downside of not doing so has shown the unprecedented affordability crisis we experience today. You don't live in a stock, bond, or other assets, but you live in a home. Relying too heavily on valuation increases in an industry whose product is basic need (housing), is too costly, too risky, and, thus is unsustainable.
- The loss of sunshine & vitamin D in a geographic region that is a temperate rainforest. Shadow analysis and photos clearly show that in during the peak winter months, the shadows cast will be close to 42 stories. The 28-storey building will truly be "throwing shade".
- Increased congestion from increased density.
- The limit on human mobility rights. The 28-storey building only has 189 parking spaces and there may be fewer if they execute other options. 189 spaces are not enough for 258 units. It seems the City does not appear to like people who own cars. But all people, and especially Millennials and Gen Z who are reaching their prime career ages, need ALL mobility options – both now and in the future, for their careers and personal lives. Not all of them will live in 1 building the rest of their life. Not all of them will work at 1 employer at 1 location the rest of their life. The Canadian Charter of Rights and Freedoms Section 6 of mobility rights guarantee these constitutional rights. So, limiting travelling options by limiting parking spaces limits this right.

I also oppose this rezoning because 2 data points conclude Vancouver residents overwhelmingly reject this rezoning. Those 2 data points are:

- The June 2019 Open house and future comments, where 57% of respondents oppose the rezoning to 28 floors.
- Mayor Kennedy's summer 2019 Housing solutions survey, where the majority of respondents oppose ANY building taller than 20 floors but support low- and mid-rise level buildings.

I also oppose this rezoning because The City's compromised their own INTEGRITY allowing this rezoning to proceed rather than waiting for the Broadway Plan engagement to be complete. Page 20 of the 2538 Birch Referral report, goes even farther by stating

- "Staff have concluded the proposal achieves a supportable form that is compatible with the neighborhood context & the future of the Broadway Plan".

What? How can something be compatible with a PLAN that is NOT EVEN COMPLETE? In fact, the Broadway Planning team just released an email Monday July 6th stating their going to 'continue their engagement'.

This choice, to put the cart before the horse, will only mean one thing: the authenticity, integrity, and credibility of EVERY City Staff Member will be questioned at future community engagements. And unfortunately, these staff will not be able to hide behind the claim in the Vancouver Sun's July 7th article, that Staff and Council do not have to follow Policy – they're open to use it as they please. If that is the meaning of policy, then why have it in the first place? What kind of democratic trust can residents have in their elected officials?

Approving this spot zoned 28-storey building will hurt current and future renters and owners!

Make the decision for the best possible Vancouver.

Vote to oppose this 28storey rezoning.

Sincerely
Kathy Hochachka
Vancouver, BC



West Point Grey Residents Association
Info@wpgra.ca
www.wpgra.ca

July 9, 2020

City of Vancouver Council

Dear Mayor Kennedy Stewart and Councillors,

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

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This proposed amendment, that is under the MIRHPP program, goes from the already rezoned 16 storeys that the local community supports, to 28 storeys that the community opposes. The MIRHPP program creates precedents that are far too large for local context, of which this proposed rezoning amendment is a prime example.

This raises concerns about the future of the Broadway Corridor and the city generally.

We also understand that there still are outstanding issues as to whether this rezoning amendment is an exemption under the Interim Rezoning Policy for the Broadway Plan and whether the rezoning should have been referred to Public Hearing.

Please do not pass this amendment. The developer can build the 16 storeys of rental the local community supports and that has already been rezoned.

Yours truly,

West Point Grey Residents Association Board of Directors

July 9, 2020

City of Vancouver Council

Dear Mayor Kennedy Stewart and Councillors,

Re: Public Hearing - 2538 Birch Street (formerly 1296 West Broadway)

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

While I would like to see more rental, I am **opposed** to the proposed rezoning amendment.

At 28 storeys, this would create a very large precedent that will have many repercussions throughout the Broadway corridor and city-wide. The already rezoned 16 storey rental is a more appropriate scale for the neighbourhood context.

The Interim Rezoning Policy (IRP) for the Broadway Plan should ensure that rezonings like this do not go ahead since this would inflate land values. The zoning amendment doesn't meet the exemption requirements under the IRP policy so it should not be even considered, far less passed.

The MIRHPP program creates far too large of projects and should be halted.

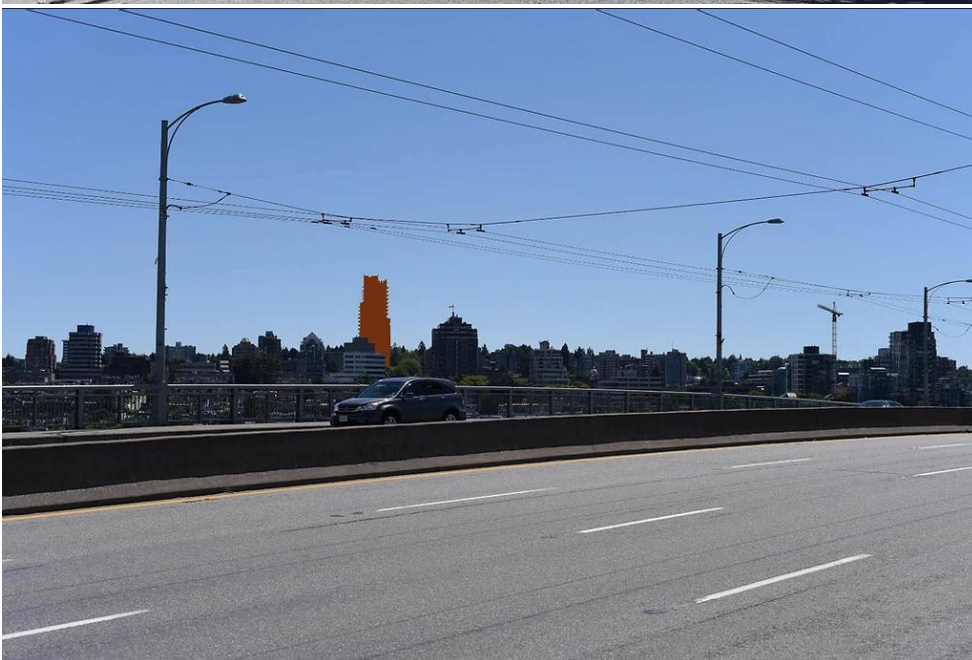
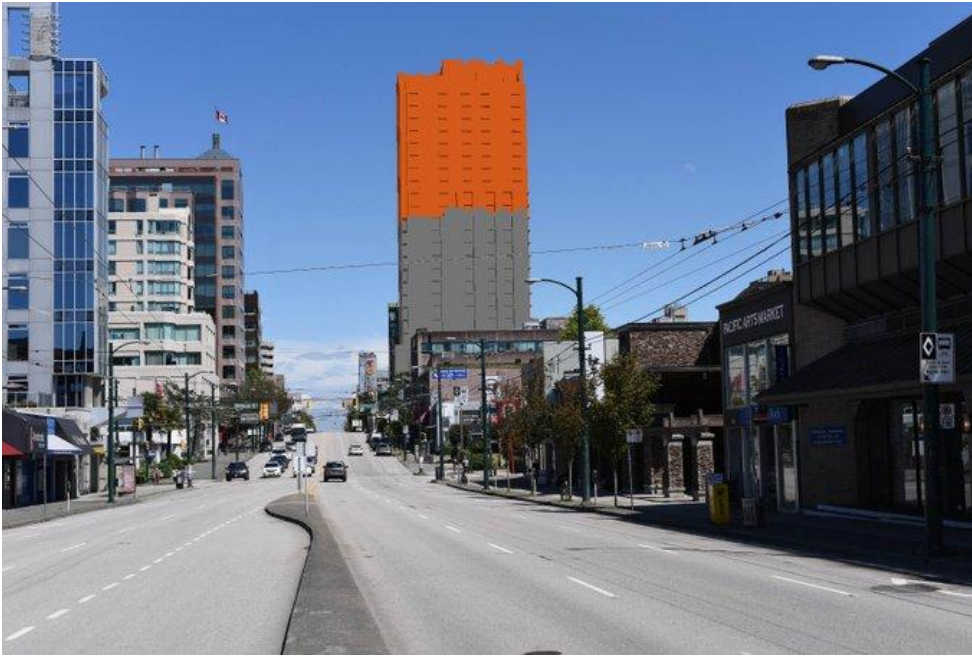
Please do not approve this rezoning amendment and allow the rezoned 16 storey rental to proceed as previously approved.

Thank you.

Elizabeth Murphy

Appendix A - Images by CityHallWatch





My name is Paula Fitzgerald, I live in Vancouver. 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.

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.

I am uncomfortable criticizing the proposals from other developers and architects as I'm an Architect having worked in big cities on high density including Vancouver.

The last proposal that was rezoned for this site at 7+ FSR was more than two times the current 3.0 FSR allowed for this site. At 16 storeys I don't have a problem with its height. But what is now being requested is wrong from an urban design and planning perspective. It is out of scale, it will block sunlight and views, and does not plan for increased amenities. For what? For the Applicant to receive millions in Development Cost Levy and Community Amenity Contribution concessions from the City, and provide only 58, 'moderate-income rental units, impractically small units, so that it can rent out 200 units with the best views in the City, at outrageous prices. This building gets far too much and gives far too little. It's not worth the damage it will do. .

Schools and parks in the area:

I have 2 young children, one has started school, we live in the Emily Carr catchment. We didn't get a place at Emily Carr or in L'ecole Bilingue Elementary and no other school on the cambie corridor will except cross boundary application due to the demand on them. My child was placed in Florence Nightingale (on 12th close to Fraser st). We have since moved to a school closer to home but not in our catchment.

We walk 25 minutes to school and cross many major roads. It's not fair on family to be expected to drop children off in schools as far as Fraser and 12th, it's also quite a daily distance on a bike for younger children to cycle and no school buses to support families.

There are no local parks around us to gather and meet people other families in the area. It takes longer than 10 minutes to walk to all green space with children. We often go down the steep slopes but this is not accessible to all. High Rises are not good for your mental and physical health, and they deprive people, especially children, of peers and neighbourhood activities. It separates people from the street, where there are other people and where human connections are made. High-rise scale is not human scale. They make no visual sense to pedestrians and it is difficult to see evidence of life inside, which is both isolating and dehumanizing. Low-rise buildings allow more light and air to reach the ground, promoting health and well-being. Why has the Applicant not provided a View Impact Analysis like it did with the previous?

The Application does not meet the requirements of the Moderate Income Rental Housing Pilot Program which states that it must respect transitions to surrounding areas and homes. How does a 28-storey building, respect the transitions to surrounding buildings when they are less than half its height?

As a family we have chosen to live in this neighbourhood because of it's moderate density, mixed forms and low and mid-rise buildings. I do not want to live Downtown and do not want the neighbourhood to look like Downtown. This building simply doesn't fit the character of Fairview, South Granville and False Creek, which are almost entirely low and medium-rise buildings, rentals and unique Heritage.

I therefore oppose the application.

I hope this time Vancouver City Council rejects the application.

Please reject this Rezoning Application.

My name is Janusz Menezla, I live in Vancouver. 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.

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.

I am uncomfortable criticizing the proposals from other developers and architects as I'm an Architect having worked in big cities on high density including Vancouver.

The last proposal that was rezoned for this site at 7+ FSR was more than two times the current 3.0 FSR allowed for this site. At 16 storeys I don't have a problem with its height. But what is now being requested is wrong from an urban design and planning perspective. It is out of scale, it will block sunlight and views, and does not plan for increased amenities. For what? For the Applicant to receive millions in Development Cost Levy and Community Amenity Contribution concessions from the City, and provide only 58, 'moderate-income rental units, impractically small units, so that it can rent out 200 units with the best views in the City, at outrageous prices. This building gets far too much and gives far too little. It's not worth the damage it will do. .

Schools and parks in the area:

I have 2 young children, one has started school, we live in the Emily Carr catchment. We didn't get a place at Emily Carr or in L'ecole Bilingue Elementary and no other school on the cambie corridor will except cross boundary application due to the demand on them. My child was placed in Florence Nightingale (on 12th close to Fraser st). We have since moved to a school closer to home but not in our catchment.

We walk 25 minutes to school and cross many major roads. It's not fair on family to be expected to drop children off in schools as far as Fraser and 12th, it's also quite a daily distance on a bike for younger children to cycle and no school buses to support families.

There are no local parks around us to gather and meet people other families in the area. It takes longer than 10 minutes to walk to all green space with children. We often go down the steep slopes but this is not accessible to all. High Rises are not good for your mental and physical health, and they deprive people, especially children, of peers and neighbourhood activities. It separates people from the street, where there are other people and where human connections are made. High-rise scale is not human scale. They make no visual sense to pedestrians and it is difficult to see evidence of life inside, which is both isolating and dehumanizing. Low-rise buildings allow more light and air to reach the ground, promoting health and well-being. Why has the Applicant not provided a View Impact Analysis like it did with the previous?

The Application does not meet the requirements of the Moderate Income Rental Housing Pilot Program which states that it must respect transitions to surrounding areas and homes. How does a 28-storey building, respect the transitions to surrounding buildings when they are less than half its height?

As a family we have chosen to live in this neighbourhood because of it's moderate density, mixed forms and low and mid-rise buildings. I do not want to live Downtown and do not want the neighbourhood to look like Downtown. This building simply doesn't fit the character of Fairview, South Granville and False Creek, which are almost entirely low and medium-rise buildings, rentals and unique Heritage.

I therefore oppose the application.

I hope this time Vancouver City Council rejects the application.

Please reject this Rezoning Application.

2538 Birch Street public hearing 9 July 2020

Thank you Mayor and Council.

My name is Peter Driessen, a Vancouver resident for 25 years. I am speaking against the recommended approval for 28 floors at this time.

Thank you for this opportunity to share my views.

I have heard the excellent presentations by staff and developer and the public speakers before me.

Let me first review my understanding of the City's goals that are relevant to the recommendation, and then outline the reasons why I am opposed to the rezoning at this time.

The City has goals related to housing in general and rental housing in particular, the Housing Vancouver Strategy 72,000 new homes over 10 years, 7200 per year, and there is an annual goal of approving 2,000 rental homes, and the Moderate income Rental Housing Pilot Program up to 20 rezonings for secured market rental housing

The City also has goals related to planning and engagement processes leading to good outcomes that help Vancouver maintain its top 10 ranking of globally most livable cities. In particular, a goal is to complete Broadway Plan in the next year.

These goals may appear to be in conflict today, and we need to resolve the conflict in the best interests of the community. We can resolve the conflict by simply delaying this application until the Broadway planning process is complete.

I am opposed to 28 floors at this time for 3 reasons

1. The Broadway planning and engagement process should continue. Approving this building at this time will disrupt that process.
2. There is Sufficient capacity along Broadway at 16 storeys to meet housing needs
3. Buildings need to be small enough to form a local community

My first reason for opposing 28 floors is that the Broadway planning process should continue without disruption and without prejudice to the outcome. The process should give voice to the very diverse community we have in the City. Approving the 28 floor building now would favor one particular voice over all others. This is not fair to the other diverse voices that also need to be heard while we work on the Broadway Plan. Equity, diversity and inclusion are important elements of our community, and we must not silence diverse voices by favoring the wishes of one particular voice now. Let's wait until the Broadway Plan is complete in a year from now, and then we will know what height of buildings we collectively wish to see on Broadway.

Approving 28 floors at this time effectively compresses a critical aspect of the Broadway planning process, building height, into this one public hearing. This is not good governance.

My second reason for opposing 28 floors is that there appears to be sufficient capacity along Broadway at 16 storeys to meet housing needs. A quick estimate using a floor space ratio of 3 and resulting mix of building heights up to 16 storeys yields about 6,000 apartments from 1 to 3 bedrooms along Broadway from Clark to Vine, not including the 6 Broadway blocks near the hospital., and not including commercial space. The details can be worked out as part of the Broadway planning process. The housing capacity of the proposed 28 floors can be simply achieved with two buildings of half the height including all the exciting features and amenities presented today by the developer.

My third reason for opposing 28 floors is that buildings need to be small enough to form local communities.

I quote from Thehappycity.com May 2017 posted on the internet

Social group size has a direct influence on the quality and intensity of trusting relationships that people develop. To maximize their social wellbeing, residents of multi-family housing developments need opportunities to meet and greet some – but not too many – of their fellow residents. Neighbours are most likely to interact and bond with one another when only a limited number of them use the same semi-public access paths or staircases. If there are too many people living within one development, there is a potential for residents to encounter more unfamiliar faces than they can keep track of. This causes anxiety and often leads people to retreat from social interaction

In summary, this is the wrong time to approve 28 floors. It is too early to decide if this is the right project, despite the many features and benefits. We should not disrupt the Broadway planning process. We should not prejudice the outcome of that process. Let the Broadway plan process run its course over the next 12 or so months, and let our many diverse voices be heard.

I expect that the outcome provide for many housing units along Broadway including moderate income housing, thus meeting the City goals related to housing mentioned earlier. The outcome will also represent the collective wishes of our diverse community about building height and other aspects. The Broadway Plan outcome will meet the City goal of completing successful public engagement processes, building a strong community and maintaining our status as one of the top 10 most livable cities in the world.

Peter Driessen

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