

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

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
06/13/2020	10:21	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I have lived at s.22(1) Personal for two years in a rental apartment, during which time I've seen this neighboring project evolve under MIRHP to the current taller proposal. I highly support this increase in height as it allows the inclusion of affordable rental housing. I am a young professional who was born and raised in Vancouver and I strongly believe that this project is appropriate for the neighborhood and will provide desperately needed rental housing to young people like myself and to healthcare workers who otherwise are being pushed out of the city due to lack of affordable housing. Especially with the Broadway Plan and future subway, the height and scale of this project is what we need on this stretch of Broadway. This is the economic heart of Metro Vancouver and the entire Province, therefore anything more modest than this proposal would be highly inappropriate and a wasted opportunity for situating density near rapid transit. If this project does not move forward, then city council is failing to meaningfully address the housing crisis.	Michael Jaworski		s.22(1) Personal and	Fairview	No web attachments.
06/22/2020	18:15	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. The more rentals we have the more affordable they will be It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. Building rentals is very expensive so many developers avoid them for higher returns in other markets If a developer wants to build any amount of rentals we should work with them and make the process as streamlined as possible We need projects communities where people can live close to where they work. I urge Council to approve it.	Chris Tsoromocos		s.22(1) Personal and	Kerrisdale	No web attachments.
06/22/2020	18:22	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Haena Choi		s.22(1) Personal	Downtown	No web attachments.
06/22/2020	18:38	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will provide moderate income housing for Vancouver and it is in line with Broadway plan guidelines	Rana Ghamami		s.22(1) Personal and	Downtown	No web attachments.
06/22/2020	18:50	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	No Name No Name (ps)		s.22(1) Personal and	Unknown	No web attachments.
06/22/2020	19:30	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I urge Council to approve this project. There is an extreme lack of market- and moderate-income housing in Vancouver. This project will help with that issue by adding 105 more rental homes, more than half of which will be reserved for moderate income earners. The project is consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Fairview is an expensive community to find housing in and many of the buildings are small and older. We need projects like this to bring more up to date buildings, more options for rentals in the neighborhood, and to support diverse and resilient communities where people can live close to where they work. Again, I urge Council to give this project the consideration it deserves and approve it.	Sarah Nelligan		s.22(1) Personal and	Mount Pleasant	No web attachments.

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06/22/2020	20:13	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Comments: I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Elaine Pitblado		s.22(1)	Mount Pleasant	No web attachments.
06/22/2020	20:31	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project as it is a logical location for additional rental units and especially moderate income rental housing. The new rapid transit station will be 2 blocks away and the area will be densifying through more rezoning in the area according to the Broadway Plan.	Michelle Larigakis		s.22(1) Personal	Fairview	No web attachments.
06/22/2020	20:58	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I'm a renter who supports of housing for everyone; that means the spectrum from those experiencing homeless, to low-income and subsidized housing, to middle-income rental housing. 105 more rental homes seems like a smart idea to me.	Paul Nixey		s.22(1) Personal	Unknown	No web attachments.
06/22/2020	22:10	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Michelle Miazga-Hall	s.22(1) Personal	s.22(1) Personal and	Mount Pleasant	No web attachments.
06/23/2020	07:35	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	David Venance		s.22(1) Personal and	I do not live in Vancouver	No web attachments.
06/23/2020	08:50	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I have two adult children living in the area of this project. The much needed addition of the facilities this building will supply are key to providing more reasonable rental options and improving the area. Thank you for your consideration and hopeful approval of this project.	Andrew R. Trott	Parent of interested renters who presently live in the area..	s.22(1) Personal	I do not live in Vancouver	No web attachments.
06/23/2020	09:26	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Daniel Casey	s.22(1)	s.22(1)	Kitsilano	No web attachments.
06/23/2020	09:50	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	We need more rentals and as I understand it, a taller building will bring more MIRHPP units which we also need. We need to stand up for the future of this city and continue to make it livable - that means as much rental as possible. I think it is clear, this project should be accepted!	Kenji Kage		s.22(1) Personal	Sunset	No web attachments.
06/23/2020	10:08	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Craig Haziza		s.22(1) Personal and	I do not live in Vancouver	No web attachments.

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06/23/2020	10:37	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it brings much needed moderate income housing in a growing neighborhood. Not approving this is denying young families their future. In light of COVID-19, and the financial difficulties brought on many, the importance of projects similar to this is amplified. I truly hope Council make the right decision and approve this project.	Moe Forouzan		s.22(1) Personal	Downtown	No web attachments.
06/23/2020	10:54	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It's consistent with the City's MIRHPP goals and the Broadway Plan guiding principles and won't displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Stephanie Buffotot		s.22(1) Personal and	Unknown	No web attachments.
06/23/2020	10:56	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It's consistent with the City's MIRHPP goals and the Broadway Plan guiding principles and won't displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Susan Milos		s.22(1) Personal and	Unknown	No web attachments.
06/23/2020	11:27	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this, gives a more playing ground for people that don't earn as much to have a lifestyle closer to the city. More density.	Moe Dhillon		s.22(1) Personal and	I do not live in Vancouver	No web attachments.
06/23/2020	13:11	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	: I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It's consistent with the City's MIRHPP goals and the Broadway Plan guiding principles and won't displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Roоз Daei		s.22(1) Personal	I do not live in Vancouver	No web attachments.
06/23/2020	15:17	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project, and any similar project that will provide much-needed rental housing in Vancouver. With the insatiable desire for market high-density housing in Vancouver, so many neighbourhoods are transforming in a way that leaves low and middle-income earners with very few options to live close to where they work in Vancouver. Providing accessible rental properties will help to ease congestion on our roads and public transit. If it is the intent of Vancouver City Council to further the goal of having Vancouver be the greenest city in Canada, there should be no hesitation in approving this proposal.	Peter Wheatley		s.22(1) Personal and	I do not live in Vancouver	No web attachments.
06/23/2020	15:49	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	This project needs to be supported, along with more rental options in the City of Vancouver.	Mr Greg Mitchell		s.22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.
06/23/2020	16:09	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It's consistent with the City's MIRHPP goals and the Broadway Plan guiding principles and won't displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Franklin Chau		s.22(1) Personal and	Unknown	No web attachments.

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06/23/2020	17:02	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Ben Amzaleg		s.22(1) Personal	Downtown	No web attachments.
06/23/2020	17:19	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project. It will bring much needed market and moderate-income housing to an area designated for high growth. It will add many rental homes for people who live in this part of the City. Tis a no-brainer.	Bo Fodchuk		s.22(1) Personal	Kerrisdale	No web attachments.
06/23/2020	17:38	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project and I urge Council to do the same. It will bring desperately needed market- and moderate-income housing to Vancouver's west side in an area designated for growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. It's pet-friendly, close to two future skytrain stations, and close to major employment centres. We need projects like this now to support diverse and resilient communities where people can live close to where they work. Thank you.	Pam Ryan		s.22(1)	Kitsilano	No web attachments.
06/23/2020	17:54	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Rhea Michalatos		s.22(1) Personal	I do not live in Vancouver	No web attachments.
06/23/2020	18:11	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	CATHERINE YOUNG		s.22(1) Personal and Confidential	Kitsilano	No web attachments.
06/23/2020	18:37	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because there is a huge shortage of market- and moderate-income housing. This area is already designated for high growth, it?s consistent with COV?s MIRHPP goals and the Broadway Plan. Also, it won't displace anyone. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate-income - i.e., for young professionals like me that want to make a home in Vancouver. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Erin Ryan		s.22(1) Personal and	Kitsilano	No web attachments.
06/24/2020	06:09	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	William Robitaille		s.22(1) Personal and Confidential	Kitsilano	No web attachments.
06/24/2020	08:57	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	John Pantages	Vancouver	s.22(1) Personal	West Point Grey	No web attachments.

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06/24/2020	09:18	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Ryan Briggs		s.22(1)		I do not live in Vancouver	No web attachments.
06/24/2020	09:19	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Tracy Quon		s.22(1) Personal		Mount Pleasant	No web attachments.
06/24/2020	09:28	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	My family are life long residents of Vancouver, In fact we can trace family back 2 generations to Vancouver. Vancouver is a progressive city, world class city with characteristics not easily replicated. World class should not necessarily equate with world class pricing which effectively excludes those residents who choose to raise a family, work and pay tax here. It is no revelation that foreign capital inflows have seriously impeded, if not made it impossible, for a resident family to call Vancouver home. For this reason I support this Birch Street project for its inclusiveness based on income.	Robert Metcalfe	None	s.22(1) Personal		I do not live in Vancouver	No web attachments.
06/24/2020	10:29	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Elena Chau		s.22(1) Personal		Oakridge	No web attachments.
06/24/2020	14:35	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Saeed Nasseri	s.22(1)	s.22(1) Personal and		Unknown	No web attachments.
06/24/2020	20:30	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Please Build It! We need more housing!	Wyatt Gosling		s.22(1) Personal and		Fairview	No web attachments.
06/24/2020	20:45	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	It would be nice to see some low income reserved units as well.	Marella Falat		s.22(1) Personal and		Fairview	No web attachments.
06/25/2020	08:27	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	The MIRHPP programme is key to keeping people living close to their employment. When building out the Broadway cooridor remember why families moved into the Expo Lands - great new schools. As the VSB design team is located at Broadway and Granville I'm hoping they will be active participants in the neighbourhood design process.	Chris Webber		s.22(1) Personal and		Mount Pleasant	No web attachments.
06/25/2020	08:57	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Sam		s.22(1) Personal		Unknown	No web attachments.

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06/25/2020	12:12	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Jock MacDougall		s.22(1)	Fairview	No web attachments.
06/25/2020	12:23	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I strongly support this project as I feel the City requires more rental housing. Thank you.	Nicholas Tiganis		s.22(1) Personal	Arbutus-Ridge	No web attachments.
06/25/2020	12:24	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Vancouver need affordable rental supply for the general public and bring more workforce to the area who can live and work in the area. Great initiation from the developer, knowing the cost and effort needed to build such large projects.	Kevin Wang		s.22(1) Personal and	Oakridge	No web attachments.
06/25/2020	13:08	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Dear Madam/Sir, I wanted to support this project and here are the reasons. 1 This proposed building has a design with a character that one can easily associate with. There are so many buildings that have no face. And this building has a nice distinct features. It is a beautiful building. It has a lower level with summer garden and a nice common area on the roof, a dream of any renter! I have done work in this area and I noticed how many people were riding bicycles there. This project has 438 bike storage spaces. Very handy. Another very important feature is that 20% out of 248 rental units come at the discounted price to make it affordable for those who can not pay the full price. Another thing is that the owners are taking very good care of their other buildings both new and already existing, they take pride in their properties and actively participate in the construction and maintenance process as apposed to simply delegating it to others and having not much interest in day to day activity of the building. The family of the owners is very respected by many. They are known to be honest producers of product and providers of services, not many people want to do that. So many nowadays simply want to make investment in stock market and not to deal with construction and maintenance. (Investment in the stock also has its place, I am for the balance). This proposed building is obviously taller than the other buildings in that area and this sets a tone for future developments and enhances the area, offers something out of the box. Thank you very much for your considering the approval of this beneficial project	Viktor Chuvyakov	s.22(1) Perso	s.22(1) Personal and	Unknown	No web attachments.
06/25/2020	13:17	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Hello, I just wanted to express my support for the rental building currently proposed for the old Denny's site at Broadway and Birch. My spouse and I are Kitsilano homeowners, but narrowly: we live on the edge of Fairview and in particular right next to the Broadway corridor. Adding much needed rental stock - especially stock intended for families with moderate incomes - will help revitalize the socio-economic and aesthetic fabric of Broadway. I would like to see a proliferation and greater variety of commercial activity on Broadway, with more social "space" reserved for pedestrians as opposed to cars. I believe this project will help with that aim. Thank you for taking the time to read my letter of support.	No Name No Name (ps)		s.22(1) Personal and	Kitsilano	No web attachments.
06/25/2020	14:25	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I am a mom of two small children and we rent in Kits. I remember how hard it was to find our rental, how many terrible places we saw that were unsafe for our small children or too far away from and family. I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it. I really hope you approve this project so moderate income families like mine can continue to live in Vancouver. We love this city!	Nicole Mann		s.22(1) Personal and	Kitsilano	No web attachments.

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

06/25/2020	14:29	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	As a renter on the west side of Vancouver, I have personally experienced the challenges of finding suitable accommodations for my family of four. I know that the 2538 Birch project is part of the City of Vancouver's MIRHPP strategy to bring more affordable rental options to Vancouver's residents. I also know that this property was previously home to a restaurant, so no one is being displaced by this proposed project. I often see "Help Wanted" signs in the windows of many Broadway and Kits stores, and have asked shop managers why there are so many positions available and it was explained to me that many people who would apply for these positions cannot afford to live in the area and their commute would be too long. The 2538 Birch project also helps businesses, since its employees have a chance at living in the nearby. What a great neighbourhood to have a new rental building! Thank you for the opportunity to provide my support of 2538 Birch St.	Avery Mann		s.22(1) Personal and	Kitsilano	No web attachments.
06/25/2020	14:39	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I fully support the creation of as much rental housing as possible on the Broadway corridor	Chris Kowalchuk		s.22(1) Personal and Confidential	Renfrew-Collingwood	No web attachments.
06/25/2020	14:46	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market and moderate income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles, and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support a diverse and resilient employee base. I urge Council to approve it.	Maddy Pos		s.22(1) Personal and	Unknown	No web attachments.
06/25/2020	14:51	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Hello! I'm a young adult living adjacent to the proposed lot and would like to speak during the public hearing. Please let me know how I can do so and for long I should prepare my statement. Thank you!	Jennifer Ling		s.22(1) Personal	Fairview	No web attachments.
06/25/2020	15:03	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	We need to increase rental units in Vancouver to keep employees living and working in a sustainable city and increase the quality of life. Avoid long commutes. It is about time the city does what it is promoting to the public since so long.	Robert REMY		s.22(1) Personal	Mount Pleasant	No web attachments.
06/25/2020	15:45	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market and moderate income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles, and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support a diverse and resilient employee base. I urge Council to approve it.	Ovidiu Cojocaru		s.22(1) Personal	Unknown	No web attachments.
06/25/2020	16:39	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	So this project will bring much needed below market rental housing, on a rapid transit route, without displacing anyone, and at no cost to the taxpayer? Why is this even a debate?!	Pam Gwyer		s.22(1) Personal	Kitsilano	No web attachments.
06/25/2020	17:15	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	This an example of great problem solving the needs of the community who live, work and enjoy life on the westside of Vancouver. The proposal includes a substantial affordable housing component, fully integrated into the building. It addresses the need for homes for nurses, baristas, bus drivers and people the community relies on every day. The City staff is to be commended for working with the developer to create a win for the community. It is great to see a sustainable and generous result to the public benefit. There should be more projects like this.	Andrew JD Scott	s.22(1) Personal and	s.22(1)	Kerrisdale	No web attachments.
06/25/2020	17:47	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this development. This is a wholly appropriate form and type of housing considering the location, and will add much needed stock to the city's constrained housing supply, for a key demographic. I would go further to support even more density and/or relaxation of the parking requirements considering its proximity to future SkyTrain stations, walkable neighbourhood and current rapid transit, and anticipating much reduced personal car ownership in future. Thank you.	No Name No Name (ps)		s.22(1) Personal and	Kensington-Cedar Cottage	No web attachments.
06/25/2020	18:47	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this rezoning and development. I lived in the fairview area for almost 8 years and it definitely needs more rental stock! It's a great location close to transit and amenities. I moved away primarily because there was a lack of newer buildings in my price range. I hope council will approve this rezoning.	No Name No Name (ps)		s.22(1) Personal	Downtown	No web attachments.
06/25/2020	18:55	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Let?s do it. Densify the city - increase access to accommodation.	Jonathan Anthony		s.22(1) Personal and	Mount Pleasant	No web attachments.

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

06/25/2020	20:29	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I live in Fairview. This is a good proposal that should be approved. A development of this density is appropriate for this area. The high cost of rent shows that we are in dire need of more bedrooms for rent. Going forward I would like to see high CAC paying condo and office developments of a similar height that compliment this building and provide the funding for amenities. I would also encourage council to explore allowing these buildings in areas that have low school enrollment numbers.	Vincent Pierce		s.22(1) Personal and Confidential	Fairview	No web attachments.
06/26/2020	07:50	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Christina Weizmann		s.22(1) Personal and Confidential	I do not live in Vancouver	No web attachments.
06/26/2020	08:07	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Jennifer Apple	s.22(1) Personal	s.22(1) Personal and Confidential	South Cambie	No web attachments.
06/26/2020	09:51	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	This is desperately needed market and moderate income housing and won?t displace anyone. The proposed change will add more rental homes, many of which will be reserved for moderate income earners. We need projects like this now to support a diverse and resilient employee base. So many projects are slated for the EAST SIDE without second thought. This project is located in the West side and I urge Council to approve it.	Scott Mitchell		s.22(1) Personal	Kensington-Cedar Cottage	No web attachments.
06/26/2020	11:07	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I fully support this project - and it should be expedited through the entire process - we are in a housing crisis people - stop debating and start digging!	Mr JEROME DEIS		s.22(1) Personal and Confidential	Arbutus-Ridge	No web attachments.
06/26/2020	11:44	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	: I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Oliver Omi	s.22(1)	s.22(1) Personal and Confidential	Unknown	No web attachments.
06/26/2020	12:02	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I fully support this project that will bring much needed market and moderate income housing units into the city?s fastest growing corridor and soon-to-be newest high-speed transit route. It hits both the MIRHPP and Broadway Plan goals!It?s consistent with the City?s MIRHPP goals and Council has already approved a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it ASAP.	Dani Pretto	s.22(1)	s.22(1) Personal	Downtown	No web attachments.
06/26/2020	12:09	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	We desperately need more rental housing!!	Craig Pretto		s.22(1) Personal	Downtown	No web attachments.
06/26/2020	12:20	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support a diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Dan Scarrow		s.22(1) Personal	Kitsilano	No web attachments.

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

06/26/2020	12:41	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it. Note: you will also have to provide your full name and email address; however, your email address will not be made public. If you are also interested in speaking at the public hearing, please let us know and can support you through the registration process once the link goes live.	Michael Turvey		s.22(1) Personal and Confidential	Unknown	No web attachments.
06/26/2020	13:05	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Rental accommodation is greatly needed in CoV, and located on West Broadway near transit is important factor towards reducing pollution and enhancing green City initiatives. A former commercial property, no one is displaced by this project, and added density helps achieve new homes targets; we can?t spread out, so we have to go up. Vote to support this project.	Richard Ames		s.22(1)	Oakridge	No web attachments.
06/26/2020	15:26	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Madeleine Byblow		s.22(1) Personal and Confidential	West End	No web attachments.
06/26/2020	15:28	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Elizabeth Moss		s.22(1) Personal and Confidential	Fairview	No web attachments.
06/26/2020	15:39	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I fully support this project and hope that it is approved. There is a very high need of moderate income housing in Vancouver and specifically in this particular area. The project is consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Michelle Reid		s.22(1) Personal and Confidential	Hastings-Sunrise	No web attachments.
06/26/2020	15:57	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring DESPERATELY needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it. If possible add even more density please.	Zachary Redekop		s.22(1) Personal and Confidential	Fairview	No web attachments.
06/26/2020	15:57	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Clayton Welwood		s.22(1)	I do not live in Vancouver	No web attachments.

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

06/26/2020	16:00	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	James Acres		s.22(1) Personal		I do not live in Vancouver	No web attachments.
06/26/2020	16:12	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I am writing in support of this project, which will bring desperately needed housing to one of the City's busiest submarkets. The Broadway Corridor is essentially an extension of downtown Vancouver and needs to be treated as such. This area has all of the amenities required to support an increase in population and will lessen pressure on existing housing stock. It isn't that this project is out of scale with the neighbourhood, it is that the rest of the neighbourhood is out of scale with this projects and the needs of the City.	Shaadi Faris		s.22(1) Personal		Unknown	No web attachments.
06/26/2020	16:17	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Low rise, low density rental housing is inconsistent with the rapid growth of our population. This is a perfect location to break with the status quo and be precedent setting in rental housing going forward. This must project must be approved. BTW - I have 3 grown children that currently live at home, and it would be nice if there were more options than currently exist for them to rent.	Ross Moore	None	s.22(1) Personal and		Kitsilano	No web attachments.
06/26/2020	16:19	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it. Thank you for reading.	Carol Baque		s.22(1) Personal		I do not live in Vancouver	No web attachments.
06/26/2020	17:08	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Kate MacPhail		s.22(1) Personal and		Grandview-Woodland	No web attachments.
06/26/2020	18:03	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Allan Matheson		s.22(1) Personal and		Shaughnessy	No web attachments.
06/26/2020	18:41	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because the biggest challenge for area retail businesses is finding managers and staff that live within close proximity as the area is unaffordable for that pay level. This project will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Barb Burrows		s.22(1) Personal		Downtown	No web attachments.
06/26/2020	23:29	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	We support this project. We think it will be amazing for the community and provide access to housing in an area of Vancouver that desperately needs it. It is the right size for the area as its on Broadway and nearby potential future sky train stations. It is NOT too big and is the right size. I fully support this project and think there should be more like it in the area.	Parker Learey		s.22(1) Personal and		Fairview	No web attachments.

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

06/26/2020	23:34	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I live in the Fairview area and believe this new rental development is a great idea. The city needs more affordable rental units.	Madeline Adams		s.22(1) Personal and Confidential	Fairview	No web attachments.
06/27/2020	06:49	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I fully support this project. All communities could use more housing to help alleviate the occupancy issues.	Steve Werning	s.22(1) Personal and Confidential	s.22(1) Personal and Confidential	I do not live in Vancouver	No web attachments.
06/27/2020	07:50	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	The city desperately needs more rental housing for moderate income households, particularly in this area. Council should approve this project.	James Graham		s.22(1) Personal and Confidential	Unknown	No web attachments.
06/27/2020	08:30	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It's consistent with the City's MIRHPP goals and the Broadway Plan guiding principles and won't displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	David Carvalho	s.22(1) Personal and Confidential	s.22(1) Personal and Confidential	West Point Grey	No web attachments.
06/27/2020	09:02	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	We need more of these type of development	Mr Ken Chong		s.22(1) Personal and Confidential	Kitsilano	No web attachments.
06/27/2020	09:59	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	As a business owner in South Granville, it's key we have affordable rental housing for our staff close to where they work. This project adds a significant number of rental homes to our neighbourhood and appears to be consistent with the City's MIRHPP goals and the Broadway Plan. Now, more than ever, we need projects like this to keep Vancouver's westside active and diverse.	Peter McGee	s.22(1) Personal and Confidential	s.22(1) Personal and Confidential	Shaughnessy	No web attachments.
06/27/2020	10:00	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	As a business owner in South Granville, it's key we have affordable rental housing for our staff close to where they work. This project adds a significant number of rental homes to our neighbourhood and appears to be consistent with the City's MIRHPP goals and the Broadway Plan. Now, more than ever, we need projects like this to keep Vancouver's westside active and diverse.	Peter McGee	s.22(1) Personal and Confidential	s.22(1) Personal and Confidential	Shaughnessy	No web attachments.
06/27/2020	10:20	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	We are desperate for more rental housing in the City of Vancouver and this project "ticks all the boxes" in terms of providing a much needed single purpose rental building for the community. As a current vacant site, no one is being displaced, the location is above future transit with skytrain subway coming soon and 2 stations very nearby. And more than 50 of the units are for moderate income renters under the MIRHP program that will see rents for these units well below market for perpetuity. The building fits within the City's Broadway Plan and over 250 rental units can be created so that renters in our work force and small business owners can live close to work. A very needed building for our City.	Anthony Letvinchuk		s.22(1) Personal and Confidential	Dunbar-Southlands	No web attachments.
06/27/2020	10:54	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It's consistent with the City's MIRHPP goals and the Broadway Plan guiding principles and won't displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Tim Grant		s.22(1) Personal and Confidential	Kitsilano	No web attachments.

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

06/27/2020	12:39	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this increase in density. The development is on a major route (Broadway) and will be located near one of the new Skytrain stations once the line is built. It is addressing often heard concerns about housing affordability in the city by providing 22 percent of the residential floor space to moderate income units. I have looked at the shadow studies and there doesn't appear to be an issue regarding the building shadow, especially in the summer months, because in the summer the building shadow falls on the buildings across the street, rather than any other buildings. We live in a city that has limited space to build, and we need to look at increasing density. since people will continue to move here. Increased density should be planned near public transit hubs and on busy streets to maximize use of public transit. Increased density should consider lower and middle income families in an effort to try to make the city a bit more affordable to average wage earners. This development does both of these things without having a major impact on the neighbourhood around it. That is why I support this development. Thank you.	Tom Tuma	s.22(1) Personal and Confidential	s.22(1)	Fairview	No web attachments.
06/27/2020	16:04	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	: I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It's consistent with the City's MIRHPP goals and the Broadway Plan guiding principles and won't displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Jack Voykin	s.2	s.22(1) Personal	Downtown	No web attachments.
06/27/2020	17:23	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I am happy to see this type of smart density in what YVR maintains to be the busiest corridor in North America. It would be a crime to not nurture these standards.	STEVEN PELMAN	s.22(1)	s.22(1) Personal and Confidential	Downtown	No web attachments.
06/28/2020	10:05	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It's consistent with the City's MIRHPP goals and the Broadway Plan guiding principles and won't displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Adam Davison	s.2	s.22(1) Personal and	Downtown	No web attachments.
06/28/2020	10:54	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	We need more moderate income housing in this area of Vancouver. This project being close to rapid transit is perfect for this mix of housing and commercial density.	Larry Partridge		s.22(1) Personal and Confidential	Sunset	No web attachments.
06/28/2020	12:43	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It's consistent with the City's MIRHPP goals and the Broadway Plan guiding principles and won't displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Mark Chambers		s.22(1) Personal	West Point Grey	No web attachments.
06/28/2020	19:12	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	: I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It's consistent with the City's MIRHPP goals and the Broadway Plan guiding principles and won't displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Brad Gladu		s.22(1) Personal	Unknown	No web attachments.

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

06/28/2020	19:36	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Carolynn Ryan		s.22(1) Personal and Confidential	Riley Park	No web attachments.
06/28/2020	19:40	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support a diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	ALICE THAM		s.22(1) Personal and Confidential	Unknown	No web attachments.
06/28/2020	20:05	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Farshad Abasi		s.22(1) Personal	Mount Pleasant	No web attachments.
06/28/2020	20:59	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support a diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Penelope Tham		s.22(1) Personal and Confidential	Renfrew-Collingwood	No web attachments.
06/28/2020	22:46	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project. The City desperately needs to provide rental accommodations for our growing city. What better place for high density residential than along West Broadway.	Ryan Wong		s.22(1) Personal	Arbutus-Ridge	No web attachments.
06/29/2020	08:03	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I fully support adding additional housing to this area of town. I support the project with the units that will be set aside for more affordable housing and I would support the project if no such units were provided. Because additional housing inventory will naturally help to bring down the overall cost of housing in the city.	Greg Kostiw	s.22(1) Personal and Confidential	s.22(1) Personal	Grandview-Woodland	No web attachments.
06/29/2020	08:11	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Paris Lavan		s.22(1) Personal	Downtown	No web attachments.
06/29/2020	09:31	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	David Canning		s.22(1) Personal and Confidential	I do not live in Vancouver	No web attachments.

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

06/29/2020	09:38	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Stephanie Fung		s.22(1) Personal and Confidential	Unknown	No web attachments.
06/29/2020	09:53	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Dear mayor and council, I'm writing in support of the development application at 2538. I'm a longtime Fairview resident both as a renter (in both low- and mid-rise buildings) and currently as an owner. I support this application because of the housing options and below-market rentals it will bring to the neighbourhood. I would personally prefer for apartment options to be more spread out around the city on quiet streets rather than concentrated on arterials like Broadway, and I trust that during the city plan process this council will make that happen.However, considering the current rental shortage and the policies council has in place to address it, as well as the fact that there will be a skytrain station just blocks away from this development when it opens, I think this is a worthwhile development. Thanks, Mike Jarrett	MIKE JARRETT		s.22(1) Personal and Confidential	Fairview	No web attachments.
06/29/2020	09:56	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	: I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support a diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Paul Sullivan		s.22(1)	Kerrisdale	No web attachments.
06/29/2020	09:56	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	This is exactly whats needed by a skytrain station in a busy metro area (the Dennys will be missed). I would ask that 1-2 levels of commercial at the bottom be encouraged and would support the tower being larger & taller. Its insane to only build at 10fsr when we have a rental crisis and there is a major intersection with a skytrain station a block away. I understand a lot of people are opposing this because it sets a precedent, but honestly most of the C3-A lots nearby could be giant towers and few people would be troubled as there are few houses nearby. This is an area for workers and we definitely need more housing for those workers (including myself). I would much prefer to live near work than to commute and a skytrain is much preferable to a bus when travelling. Thank you. PS: it is becoming an issue where aggressive anti-development groups invade meetings and intimate people. They go to every meeting even if they don't live in the area. I'm scared to speakup and I saw one man get chased out of a meeting for supporting the development. There are a lot of racists showing up because they believe cheaper housing will lead to minorities moving into their area and I think its shameful that they speak out unopposed.	Chris		s.22(1) Personal and Confidential	Fairview	No web attachments.
06/29/2020	09:58	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I fully support the proposed rezoning at 2538 Birch Street. It is only be allowing and encouraging projects of this density that the city will make any headway in the housing affordability crisis. This is the ideal location for this type of development as it is only 2 blocks from a new subway station and Granville and Broadway, which is also a major bus intersection with 3 buses available to go downtown.	Marc Boissonneault		s.22(1) Personal and Confidential	Unknown	No web attachments.

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

06/29/2020	10:05	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	We are 100 percent in agreement with this 28 floor project. It will be close to the new Broadway line, more importantly it keep people together in a high traffic area. Much better than building on farmland and running empty buses out to their area. This is a big world class city now, time to give up on trying to keep it a small city. Some are complaining about car traffic, when Denny?s were at that location cars were coming and going all day and evening long, this will be muck better. Also I am so tired of Bancouver, lets get on with keeping the majority of us together in the city, it feels so much safer to have lots of people all together. Wee live at s.22(1) Personal and really enjoy this area, when the new line is in it will be even better. We will lose part of our ocean view, a small price to pay. Thank you, Richard Richard Duncars.s.22(1) Personal and Confidential	Richard Duncan		s.22(1) Personal	Fairview	No web attachments.
06/29/2020	10:27	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Glyn Gibson		s.22(1) Personal	Mount Pleasant	No web attachments.
06/29/2020	11:27	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Patrick Bourne		s.22(1) Personal and	Downtown	No web attachments.
06/29/2020	12:08	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I urge Council to approve this project; please see attached.	Dr Della Grace Chow	s.22(1)	s.22(1) Personal and	Kitsilano	Appendix A
06/29/2020	12:55	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I Support this project as it will add much need rental supply in an area where demand for rental has gone too high compared to supply. Additionally, Broadway would benefit greatly from increased density and if we can create more places for people to work and live outside of the downtown core. The overall effect will be more diverse pockets within the city and allow the city to grow outwards.	Charles Chandler	s.22(1)	s.22(1) Personal and	Fairview	No web attachments.
06/29/2020	13:12	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Vancouver needs this type of developments.	Bashir Ahmed		s.22(1) Personal	Unknown	No web attachments.
06/29/2020	13:16	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Donn Crawford		s.22(1) Personal and	Grandview-Woodland	No web attachments.
06/29/2020	14:57	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it. As Tenant Relocation Services providers, we see daily the need for RGI & moderate income rental housing. Council approval of this application will go some distance to addressing the extreme deficit in low & moderate income housing that currently exists in Vancouver & throughout the Greater Vancouver region.	Doug Purdy	s.22(1)	s.22(1) Personal and Confidential	South Cambie	No web attachments.

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

06/29/2020	16:11	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support a diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Leonard Ruppenthal	s.22(1) Personal and	s.22(1) Personal	Oakridge	No web attachments.
06/29/2020	17:39	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Margarita Garyfallos		s.22(1) Personal and	Dunbar-Southlands	No web attachments.
06/29/2020	17:40	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Paige Mcpherson		s.22(1) Personal and	Kitsilano	No web attachments.
06/30/2020	08:46	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will produce much needed affordable housing for moderate income. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Ali Yesilyurt		s.22(1) Personal and	West End	No web attachments.
06/30/2020	10:51	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	This project desperately needs to be approved, as it will begin to help with the City's urgent need for market and mid-income housing! It's also in an area designated for high growth and is consistent with the City's MIRHPP goals as well as the Broadway Plan. The fact it won't displace anyone should also be viewed as highly positive. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support a diverse and resilient communities where people can live close to where they work. I am extremely hopeful Council will approve it.	Chris Winckers		s.22(1) Personal and	I do not live in Vancouver	No web attachments.
06/30/2020	12:19	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Andrew Spalti		s.22(1) Personal	West Point Grey	No web attachments.

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

06/30/2020	12:54	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project as a student who want to see more affordable housing option. THANK YOU!! Suggested response: 1) Click this link: https://vancouver.ca/your-government/contact-council-public-hearing.aspx 2) Complete the form as follows: a) Subject Address: 2538 Birch Street b) Position: Support c) Comments: I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it. 3) Select your neighborhood from the drop down menu 4) Include your email address (you have to provide your full name and email address but your email address will not be made public)	Miles Schaffrick		s.22(1) Personal and Confidential	Arbutus-Ridge	No web attachments.
06/30/2020	13:43	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Hello, I am writing to show my support for the proposed project at 2538 Birch Street. It is great to hear that 22% of the residential floor area will be reserved as moderate-income units. It would be beneficial to the community if even more units were allotted as moderate-income units. Having the podium used for commercial uses like retail/food will bring life and excitement to the neighbourhood. Crossing my fingers for a grocery store! Take care and good luck with your work, Melissa Graf s.22(1) Personal and Confidential	Melissa Graf		s.22(1) Personal and Confidential	Unknown	No web attachments.
06/30/2020	14:34	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Audrey Chan		s.22(1) Personal and Confidential	I do not live in Vancouver	No web attachments.
06/30/2020	15:18	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Jason Suyama		s.22(1) Personal and Confidential	Oakridge	No web attachments.
06/30/2020	15:28	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Neil Pollock		s.22(1) Personal and Confidential	Shaughnessy	No web attachments.

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

06/30/2020	15:47	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Dear Mayor and Council, Please approve the 2358 West Broadway rezoning. I support this project for the following reasons: A) Secure and stable rental housing belongs in every neighbourhood, especially along the West Broadway Corridor: B) Vancouver needs more rental homes and incentives like MIRHPP and it is important to get them built; C) The increased number of floors will not affect the views of other buildings in the area; D) The project includes mainly reasonably priced apartments as required for many employees in the area who will not require their own vehicles; E) The Hospital and other medical businesses in the area have found it difficult to find employees because rent is so expensive on the west side ? this project will help make it attainable for them. F) The proposed development is exactly what is needed in the area, and should encourage more similar developments. G) MIRHPP helps provide homes for moderate income earners like nurses and first responders ? people we need in all of our communities. H) Giving way to the ?NYMBIES? will only substantially slow down the speed to get more affordable rental homes on the market; So, Mayor & Council ? please push this proposal through without delay and encourage other developers to build more, and without the incredible delays caused by the Planning Department. Boris Johnson has just declared that in Britain that ?brown-field? sites in towns no longer require Planning Approval for residential conversion from retail/office or other uses (with certain exceptions such as libraries) Delays cost money !	No Name No Name (ps)		s.22(1)		Kerrisdale	No web attachments.
06/30/2020	15:49	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Carlos Rios		s.22(1)		I do not live in Vancouver	No web attachments.
06/30/2020	19:00	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Hello- I received a flyer against this application from the Fairview residents association. When I did my own research on the application I found that their claims about the shadow and impacts on the community to be false. They also fail to mention that this is a rental housing project, and erroneously claim they support rental housing. In reviewing the information provided by the City online, I believe this would be a welcome development in our community. The broadway corridor should continue to grow as a core rental area in the city. It a great success so fair and a great place to live. Please support this application.	Anya Email_paskovic_gmail		s.22(1) Personal		Fairview	No web attachments.
06/30/2020	23:08	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	This city needs more rental housing I have two kids who would like to stay reasonable close to us in our beautiful city until such a day they might be able to afford something to buy. This is a great central location for some rentals.	Ms Nicole Lambert	Citizen of Vancouver	s.22(1) Personal and Confidential		Kerrisdale	No web attachments.
06/30/2020	23:17	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Affordable rental housing on the west side	Tanja Gardner		s.22(1) Personal and		Shaughnessy	No web attachments.
06/30/2020	23:18	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	The west side needs more affordable rentals	Gregory Thomas		s.22(1) Personal		Shaughnessy	No web attachments.
07/01/2020	01:01	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Affordable housing to me is a societal duty.	Griffin Thomas		s.22(1) Personal and		Shaughnessy	No web attachments.
07/01/2020	07:08	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it	Juliette Millard Thibault		s.22(1) Personal and		Kensington-Cedar Cottage	No web attachments.

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

07/01/2020	15:06	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Subject Address: 2538 Birch Street Comments: In 2019 Metro Vancouver was the 12th fastest growing area in North America with 40,000 new residents. Our city is a gateway city for immigration to Canada, and an area of job creation for young people. Both groups require affordable rental housing which is a vital entry into the housing market. I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support a diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Beng Gunn		s.22(1)		Kerrisdale	No web attachments.
07/01/2020	15:29	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people ? including entry level health care workers, firefighters, police officers ? can live close to where they work. I urge Council to approve it. As an Architect, I agree with the form, height and character of this development. Vancouver desperately needs projects like these. Sincerely, Marc MacCaull s.22(1) Personal and Confidential	Marc maccaull		s.22(1) Personal and		Fairview	No web attachments.
07/01/2020	16:33	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Cicely Williams		s.22(1) Personal and		Unknown	No web attachments.
07/01/2020	19:30	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market and moderate income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles, and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support a diverse and resilient employee base. I urge Council to approve it.	Kenneth Seto		s.22(1) Personal		Renfrew-Collingwood	No web attachments.
07/01/2020	21:53	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	My wife and I live nearby at s.22(1) . I support the development of the proposed budget at 2538 Birch Street. There are already many tall buildings nearby. I believe adding more density to the area will provide more housing options in the neighborhood. I look forward to seeing this development start and welcoming the new neighbors.	Reid Robinson (ps)		s.22(1) Personal and		Fairview	No web attachments.
07/02/2020	08:35	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project as it is a rental housing project providing both market rental and moderate income targeted rental housing. I believe the location on a major arterial street on Broadway and will soon be proximate to the Broadway subway line is appropriate for this form of high rise. I urge council to approve this project.	Andrew Grant		s.22(1) Personal		Shaughnessy	No web attachments.
07/02/2020	08:41	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	As a long time Vancouver resident, I support this project because it will bring desperately needed market and moderate income housing into an area of Vancouver that is already designated for high growth. The project locates residential density in an appropriate area, and close to jobs and office density, minimizing transportation requirements and infrastructure demand. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles, and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support a diverse and resilient employee base. I urge Council to approve it.	Levi Stoelting		s.22(1) Personal		Grandview-Woodland	No web attachments.

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

07/02/2020	09:58	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it brings housing for moderate-income households in a familiar and central area of Vancouver. The project is consistent with the City?s goals and plan in the Broadway area. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people ? including entry level health care workers, firefighters, police officers ? can live close to where they work. I urge Council to approve this project.	James Molloy		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/02/2020	10:52	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	The density looks completely appropriate for the location and its perfect for rental being so close to the hospital and on a rapid transit route.	Sheridan macRae		s.22(1) Personal and Confidential	Kitsilano	No web attachments.
07/02/2020	11:16	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people ? including entry level health care workers, firefighters, police officers ? can live close to where they work. I urge Council to approve it.	MELANIE SAMUELS		s.22(1) Personal and Confidential	Kitsilano	No web attachments.
07/02/2020	12:56	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring much needed market and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support a diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	John Evans		s.22(1) Personal and Confidential	Downtown	No web attachments.
07/02/2020	13:09	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Faizal Valli		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/02/2020	13:41	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Please support these initiatives. The city is in a housing crisis, and density is a part of the solution to that problem. No individual redevelopment is going to single-handedly solve the problem, but dozens of these projects will slowly start to turn this situation around. I live 2 blocks away from this development, and I say Yes In My Backyard.	Zenin McEachern		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/02/2020	15:48	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	We need more rental housing really badly and this particular development is one of the few that will be build along the future Broadway-UBC line to help to reduce further rent increase by providing more units into the rental market. We have to get more of these type of projects approved otherwise we will either be getting into a place where the rental price is too high for our future generations to consider Vancouver livable. Please help our children have a place to stay in this beautiful city!	Xue Wei Chen		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/02/2020	16:17	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	These homes will be walking distance to VGH and will provide much needed housing for healthcare workers of the area. Please approve it!	saj		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/02/2020	16:17	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support raising the floor limit for the Broadway corridor	israel chafetz		s.22(1) Personal and Confidential	Shaughnessy	No web attachments.
07/03/2020	09:54	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project and community initiative.	Bhavan Mander		s.22(1) Personal and Confidential	Killarney	No web attachments.
07/03/2020	09:56	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project and community initiative.	Ashik Karim		s.22(1) Personal and Confidential	Killarney	No web attachments.

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

07/03/2020	10:27	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I am in support of the project proposed Jameson Development Corp at 2538 Birch Street. As a long-time Vancouverite, I am acutely aware of the dire need for market- and moderate-income housing in the region and was pleased to learn that the proposed changed will add 105 more rental homes, particularly since more than half of these would be reserved for moderate income earners The West Broadway corridor, with its access to transit and business, it an ideal area for a project of this nature. I understand this the proposed project is consistent with the Broadway Plan guiding principles, as demonstrated by Council?s approval of a 16-storey building at this location. As someone who recruits professionals to work in Vancouver, I can attest to the challenge that our housing affordability and availability creates in attracting the best of the best. We need projects like this now to support diverse and resilient communities where entry level professionals can live close to where they work. This project in particular is important because of its location in the Broadway corridor employment centre. I urge Council to approve this project and to continue to support similar projects in the future.	Kristina Morse		s.22(1) Personal and Confidential	Shaughnessy	No web attachments.
07/03/2020	10:56	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I am a senior resident in this neighbourhood and have a personal interest in this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support a diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Leigh Freeman		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/03/2020	11:17	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I am a resident of the Fairview neighborhood and I also work for a real estate company, s.22(1) Personal and Confidential that was founded in Vancouver over 110 years ago. As both a neighbor and a member of the development community here in Vancouver, I offer my support for this project. We have a rental housing shortage in Vancouver (less than 1% vacancy for the past several years) and an affordability issue in the rental market due to lack of new rental product being delivered. The City is on track to fall significantly short of the targets it set to deliver rental housing to alleviate these tough conditions in the rental market. As such, projects like this one should receive swift and unanimous support from Council. Too often, the terms of City programs and the unreasonably long approval timelines lead to rental projects being cancelled or converted to high end condo developments. The City's renters suffer as a result and, as the population grows, the rental supply becomes more limited and ages into a state of disrepair. The fact that you have a developer willing to deliver a significant number of new rental units (many of which are at below market rents) should be embraced. In fact, we at Bentall have not been able to deliver hundreds of new rental units in Vancouver due to the constraints I mention above. I applaud this developer for finding a way to make the financials work and for pursuing a project that will provide so much benefit to the community where I live and work. Thank you	David Roche	s.22(1)	s.22(1) Personal and Confidential	Fairview	No web attachments.
07/03/2020	11:34	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I fully support this project as it brings both market and moderate income housing to an area if?s Vancouver that is already designated for high growth	Georgia Nemetz		s.22(1) Personal and Confidential	Kerrisdale	No web attachments.
07/03/2020	11:59	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	We need this housing. It is right next to a future skytrain station. This is a fantastic opportunity to help make a dent in the overpriced rental market in Vancouver, and give moderate income Vancouverites the chance to live where they work. This is forward-thinking housing. Very important that this gets built.	Tyler Norman		s.22(1) Personal and Confidential	South Cambie	No web attachments.
07/03/2020	12:52	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	We desperately need rentals like this to make Vancouver a better city.	Jeff McKay		s.22(1)	Fairview	No web attachments.
07/03/2020	12:57	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	This affordable rental housing is much needed for workers, especially our essential health care workers. I fully support as much affordable rental housing as possible.	Alice Sundberg		s.22(1) Personal and Confidential	Grandview-Woodland	No web attachments.

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

07/03/2020	13:03	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Hi City Councillors, I'm a Vancouver resident writing in support of the CD-1 Amendment for 2538 Birch Street which would allow Jameson's proposed tower to be rezoned for 28 storeys. I fully support this action for providing MIRHPP housing to combat Vancouver's housing shortage. Bold action and dense development are required to support Vancouver's growing population. Thanks, Ryan Huard	Ryan Huard		s.22(1) Personal		Unknown	No web attachments.
07/03/2020	13:11	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	To the relevant persons at the City of Vancouver, I am writing regarding my support for 2538 Birch (Moderate Income Rental). I'm from Fairview and feel a strong connection to the neighbourhood. Some of my friends and family live in Fairview, and I want the best for them. Moderately priced housing is critical in our city. Please approve this as its badly needed. I'm looking forward to 2538 Birch (Moderate Income Rental) for the reasons listed below: - I want my friends and family to be able to live in Fairview, and they won't be able to do that if there aren't enough homes - This project will make Fairview a more vibrant, exciting neighbourhood - Central, walkable neighbourhoods like this are the best places to build more homes - If we want people to use public transit, we need to let them live near it - We desperately need more rental homes in Vancouver	Dean Goodman		s.22(1)		Unknown	No web attachments.
07/03/2020	13:13	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Hello, I want to communicate my strong support for this project. I live 2 blocks from this project, and though it has been much disparaged by astroturf groups, I won't even be able to see the thing from my house because of a tall building inbetween. Most who live North of the project will find similar. This is not something which is going to be a detriment to anyone, except maybe a couple condos who have their view slightly impacted, but no more so than any new tall-ish building next door would do. Fortunately, 'right of view' is not a thing, and is not something I'm concerned about, nor should council. It is not your job to police private views, please cease doing so. The site is on the busiest transit line in the continent, and will soon have the subway under it making it even more so. We need more affordable housing, and this will help. Without incentives, the ship has sailed at building affordable housing in Vancouver, and getting a meager dose via CAC is simply insufficient. There is specifically a missing cohort for whom council housing is not available, and market is too expensive, who are ill-served by housing in Vancouver. Projects like this one will start to address this shortfall, and may there be more like it to come. Regards -Ian Ian Robertson Vancouver BC	Ian Robertson	Myself and my family.	s.22(1) Personal and		Fairview	No web attachments.
07/03/2020	13:31	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	This is an opportunity for City of Vancouver to set precedent going forward to enlarge Vancouver rental housing stock. Near transit and future sky train station, just a bridge from downtown, ideal location for rental housing.	Eric Poon	s.22(1) Personal and	s.22(1) Personal and Confidential		I do not live in Vancouver	No web attachments.
07/03/2020	13:35	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	As a born-and-raised Vancouverite, and a young professional who will likely never be able to afford owning property here, I fully support this project. We need more market rental stock in this city, and this project will help achieve that.	Matthew Gordon		s.22(1) Personal and Confidential		Grandview-Woodland	No web attachments.
07/03/2020	13:49	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	As a nearby resident, I completely support this project. With the coming Broadway Subway and the high density of employment in the area, along with the housing crisis, developments like this are important to the health of our city.	Anthony Floyd		s.22(1) Personal and Confidential		Fairview	No web attachments.

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

07/03/2020	13:53	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Greetings Mayor Stewart and members of city council, I'm writing to express my gratitude for your decision to allow the public to phone in to comment at public hearings. Without this option, I wouldn't have had the opportunity to speak on an application that I live less than two blocks away from, as I'm occupied with the fallout of a recent death in my family. That said, I was surprised that some of you voted against allow me, and others, to speak on the 2538 Birch Street proposal. I understand there are a passionate few who view this as a controversial project, but many of my neighbours are far more ambivalent. In fact, as you can see in this photo, about 15% of the people in my strata building tossed the notice card for this meeting into the bin by our mailboxes. That number may actually be higher, as I didn't bother to look through the trash, nor did I include my own notice in this count. As those in my strata are rather proactive, even forming a local group to advocate for improvements to Choklit Park, I can only infer their disinterest is indicative of their support for this proposal. Many of us are long term residents of the neighbourhood, I myself have lived here for almost 10 years, and plan to live here for many more. I feel my community is ripe for this type of change, and excitedly support this proposal. I could explain why in further detail, but I do need to save comments for the public hearing. Again, I'm very grateful that the majority of you voted to allow my voice, and those of others, to be heard thanks to the option to call in. Best wishes, Devon Hussack	Devon Hussack		s.22(1) Personal and Confidential	Fairview	Appendix B
07/03/2020	14:27	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	We are in full support of this project because it will bring urgently needed housing into an area of Vancouver that is already designated for high growth. It's consistent with the City's MIRHPP goals and the Broadway Plan guiding principles and won't displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Talia Bender		s.22(1) Personal and Confidential	Riley Park	No web attachments.
07/03/2020	14:29	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Very strongly support the need for much more housing in this City. Rentals small bachelor units and strata as well . Pleeeaaaasssee think about the future this is a fabulous City but need more accommodation for people to live and work here not in the suburbs !!!	Mr Marty McEachern		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/03/2020	14:33	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support because the City needs more, & more affordable, housing. Keep up the good work.	No Name No Name (ps)	personal	s.22(1) Personal and Confidential	Fairview	No web attachments.
07/03/2020	14:39	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Hi, I am writing regarding my support for 2538 Birch (Moderate Income Rental). I'm a resident of Fairview. This project is worth your support because of the following reasons: ? I want my friends and family to be able to live in Fairview, and they won't be able to do that if there aren't enough homes ? This project will make Fairview a more vibrant, exciting neighbourhood ? Central, walkable neighbourhoods like this are the best places to build more homes ? If we want people to use public transit, we need to let them live near it ? We desperately need more rental homes in Vancouver	Randall Sutton		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/03/2020	14:40	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	To the relevant persons at the City of Vancouver, I would like to register my support for 2538 Birch (Moderate Income Rental). I work in the neighbourhood. I recommend that you approve the project because of the following reasons: ? I want my friends and family to be able to live in Fairview, and they won't be able to do that if there aren't enough homes ? This project will make Fairview a more vibrant, exciting neighbourhood ? Central, walkable neighbourhoods like this are the best places to build more homes ? If we want people to use public transit, we need to let them live near it ? We desperately need more rental homes in Vancouver Thank you!	Gillian Vrooman		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/03/2020	14:41	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Hi there, I am writing in regards to 2538 Birch (Moderate Income Rental), a project which I support. I live and work in Fairview and support the project for the following reasons: ? It will help keep local housing prices down ? I want my friends and family to be able to live in Fairview, and they won't be able to do that if there aren't enough homes ? Central, walkable neighbourhoods like this are the best places to build more homes ? If we want people to use public transit, we need to let them live near it ? We desperately need more rental homes in Vancouver This project is exactly the kind of housing supply we need and is in the best interests of the present and future of Vancouver. Regards, Shaun Lang	SHAUN LANG		s.22(1) Personal and Confidential	Fairview	No web attachments.

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

07/03/2020	14:45	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Dear Mayor and Council, I am writing to express my support for the proposed 2538 Birch Moderate Income Rental project. I have just signed a lease in the neighbourhood and will soon be living within a few blocks of the proposed development. A small but vocal group of affluent NIMBY homeowners is papering the area with posters attempting to rally opposition to this project. I sincerely hope that this usual crowd of defiantly anti-community lobbyists do not sway you. 2538 Birch will make Fairview a more vibrant, exciting neighbourhood, with more people and more services. We need more homes, especially rental homes, in highly walkable, central, neighbourhoods like this, on rapid transit lines. Thank you James Glave	Ms J Glave		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/03/2020	14:46	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	To whom it may concern at the City of Vancouver, I would like to register my support for 2538 Birch (Moderate Income Rental). I support more affordable rental homes. This project is worth your support for the reasons listed below: - This project will make Fairview a more vibrant, exciting neighbourhood - Central, walkable neighbourhoods like this are the best places to build more homes - If we want people to use public transit, we need to let them live near it - We desperately need more rental homes in Vancouver	Todd Burman		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/03/2020	14:50	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Hello, This email is about 2538 Birch (Moderate Income Rental), which I support. Some of my friends and family live in Fairview, and I want the best for them. I urge you to approve the project for the reasons listed below: - I want my friends and family to be able to live in Fairview, and they won't be able to do that if there aren't enough homes - This project will make Fairview a more vibrant, exciting neighbourhood - Central, walkable neighbourhoods like this are the best places to build more homes - If we want people to use public transit, we need to let them live near it - We desperately need more rental homes in Vancouver Sincerely, Deborah Rudo Vancouver, BC	DEBORAH RUDO		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/03/2020	14:52	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Vancouver is in dire need of more housing, which means we need more density! This is a perfect project. Near a future skytrain, near lots of jobs and bike lanes. Sustainable, healthy. I can't figure out any downsides, please approve! Especially considering the moderate income aspect, we need projects for all incomes! I have no financial or other conflicts of interests. I am a homeowner in Vancouver, living somewhat near this development in a condo.	John-Jose Nunez		s.22(1) Personal and Confidential	South Cambie	No web attachments.
07/03/2020	14:53	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	To whom it may concern: I am writing to express my support for 2538 Birch (Moderate Income Rental). I have family and friends in Fairview, and work occasionally at VGH. I support this development because our city needs more affordable housing close to transit. It would be even better if this development had more 3 bedroom units for families, and if rezoning wasn't needed for affordable rental projects. Thank you, Ursula Ellis	Ursula Ellis		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/03/2020	14:54	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Hello, I am writing regarding my support for 2538 Birch (Moderate Income Rental). This project is in a great location and I'd love to live there someday. I'm a resident of Fairview. I work in Fairview. I have friends and family in the neighbourhood.	Mla Kom		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/03/2020	14:55	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Hello, I would like to register my support for 2538 Birch (Moderate Income Rental). We need lots more apartments in Vancouver. Either rental or owned. The current situation of most of the density downtown is not sustainable for people. Or for our city. You are forcing people into long commutes by not allowing multi family buildings in all areas of Vancouver. You are also creating a problem for people living downtown. The density is maxed out. I'm surprised city council can't see that quality of life for those of us living in high density is worsening. Please allow building of multi unit housing throughout Vancouver. It will improve quality of life for everyone including those who can't envision it at this time. Thank you, Monica	Ms Monica Edl		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/03/2020	14:56	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Hello, This email is about 2538 Birch (Moderate Income Rental), which I support. I live nearby in Mount Pleasant. This development is good for Vancouver for the following reasons: ? Projects like this will make it less likely that I am priced out of this part of the city. ? This project will make Fairview a more vibrant, exciting neighbourhood ? Central, walkable neighbourhoods like this are the best places to build more homes ? If we want people to use public transit, we need to let them live near it	No Name No Name (ps)		s.22(1) Personal and Confidential	Mount Pleasant	No web attachments.

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

07/03/2020	14:57	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	To whom it may concern at the City of Vancouver, I would like to register my support for 2538 Birch (Moderate Income Rental). Someday I'd like to live in the area. I currently live nearby. I have friends and family who live nearby, and I want the best for them. 2538 Birch (Moderate Income Rental) should be approved because of the following reasons: ? I would like to move to Fairview someday, and that will be easier if there are more homes there ? If there are more homes like this, it's less likely that I will be priced out of the area ? I want my friends and family to be able to live in Fairview, and they won't be able to do that if there aren't enough homes ? Central, walkable neighbourhoods like this are the best places to build more homes ? If we want people to use public transit, we need to let them live near it ? We desperately need more rental homes in Vancouver	Shazeen T		s.22(1) Personal and	Unknown	No web attachments.
07/03/2020	14:58	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Hi, I would like to register my support for 2538 Birch (Moderate Income Rental). The project is close to my home in Yaletown and I want those who earn a moderate income to be able to stay in the city. Without Moderate Income Rental Housing, we will lose healthcare workers, teachers and families. Thank you	Melanie Glaim-Osmack (ps)		s.22(1) Personal	Downtown	No web attachments.
07/03/2020	15:15	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I absolutely support the Birch & Broadway proposal for 248 secured rental homes. I am a homeowner who lives in the 1000 Block of West 8th Ave and I welcome this housing into my neighbourhood.	No Name No Name (ps)		s.22(1) Personal and	Fairview	No web attachments.

s.22(1) Personal and Confidential



June 28, 2020

**Mayor and Council
City of Vancouver
3rd Floor, City Hall
453 West 12th Avenue
Vancouver, BC V5Y 1V4**

Dear Mayor and Council:

Re: Support for 2538 Birch Street (formerly 1296 West Broadway)

I support the proposed project at 2538 Birch Street and I urge Council to do the same.

As a City of Vancouver small business owner for more than 20 years, I believe projects like these are long overdue. Lack of affordable housing in our city has been an impediment to small business sustainability for decades, but even more so now. I'm one of the lucky ones whose history of success and loyal client base gives me the ability to pay my staff the wages they need to live in Vancouver. But it's a constant struggle, and not all small business owners have the good fortune to do the same.

However, that's not the primary reason for my support of this project. My support is all about quality, commitment and community.

To my first point – quality – I have known the Pappajohn brothers of Jameson Development Corp, the proponent for this project, for more than 20 years. They were my first commercial landlord at 2589 West Broadway where I continue to operate today. The quality of the building they developed is second to none, and I never had an issue with their maintenance and operations. They were meticulous and always available if needed. I can't say enough about what a relief it was knowing that they had my back.

To my second point – commitment– even when they sold the building 10 years ago, they have continued to be available to me if I have a question or need advice. I am so grateful to have the benefit of their knowledge and support. We're not friends; they are just good people. They are business for the long haul.

To my third point – community – during the 10 years that Jameson Development was my landlord, I was always impressed by the sense of community in the building. Residential and commercial tenants alike were always respected and supported. All interactions with Jameson were positive, helpful and solutions-oriented. Knowing what I know about the City's moderate income rental housing pilot program, I believe this is an important consideration. And I can see that Jameson development has thought about that in their design at 2538 Birch Street – it's pet- and family-friendly; it has beautiful artwork that respects traditional First Nations' lands; it incorporates public space; and it is close to good transportation so that people who live there can get home easily after work.

We need to keep Vancouver affordable for all workers, including those on the west side of our city. Please approve this project. My gratitude of 10 years of tenancy with Jameson Development is proof that you won't regret it.

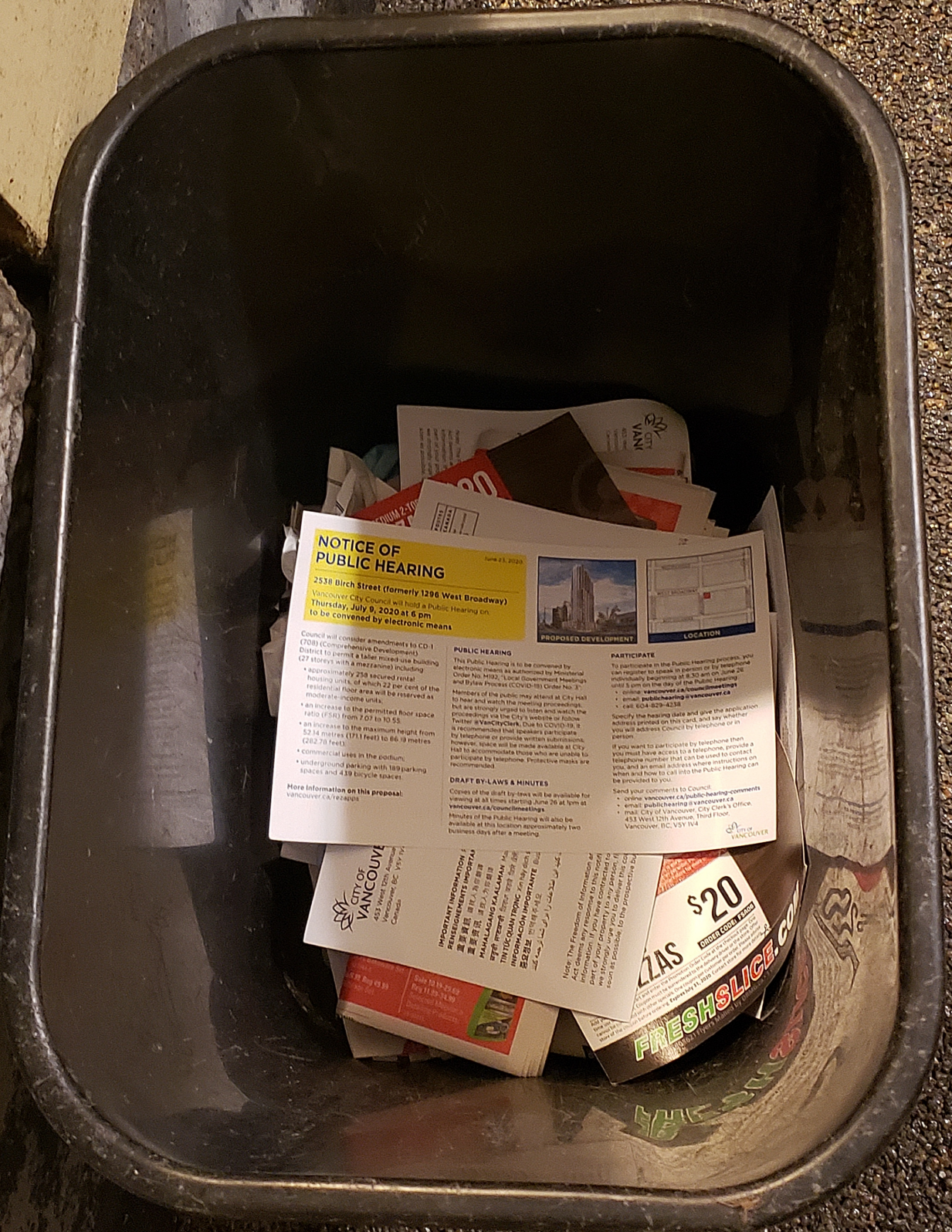
Sincerely,

Della Chow

s.22(1)

Personal

and



NOTICE OF PUBLIC HEARING

June 23, 2020

2538 Birch Street (formerly 1296 West Broadway)
 Vancouver City Council will hold a Public Hearing on:
Thursday, July 9, 2020 at 6 pm
 to be convened by electronic means



Council will consider amendments to CD-1 (708) (Comprehensive Development) District to permit a taller mixed-use building (27 stories with a mezzanine) including:

- approximately 250 secured rental housing units, of which 22 per cent of the residential floor area will be reserved for moderate-income units;
- an increase to the permitted floor space ratio (FSR) from 7.07 to 10.55;
- an increase to the maximum height from 52.14 metres (171 feet) to 86.19 metres (282.78 feet);
- commercial uses in the podium;
- underground parking with 189 parking spaces and 439 bicycle spaces.

More information on this proposal:
vancouver.ca/realty

PUBLIC HEARING

This Public Hearing is to be convened by electronic means as authorized by Ministerial Order No. 4742, "Local Government Meetings and Bylaw Process" (COV-18) Order No. 3. Members of the public may attend at City Hall to hear and watch the meeting proceedings, but are strongly urged to listen and watch the proceedings via the City's website or follow Twitter @VanCityClark. Due to COVID-19, it is recommended that speakers participate by telephone or provide written submissions. However, space will be made available at City Hall to accommodate those who are unable to participate by telephone. Protective masks are recommended.

DRAFT BY-LAWS & MINUTES

Copies of the draft by-laws will be available for viewing at all times starting June 26 at 4pm at vancouver.ca/councilmeetings. Minutes of the Public Hearing will also be available at this location approximately two business days after a meeting.

PARTICIPATE

To participate in the Public Hearing process, you can register to speak in person or by telephone individually beginning at 8:30 am on June 26 until 5 pm on the day of the Public Hearing.

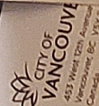
- online: vancouver.ca/onlinehearings
- email: publichearing@vancouver.ca
- call: 604-629-4238

Specify the hearing date and give the application address printed on this card, and say whether you will address Council by telephone or in person.

If you want to participate by telephone then you must have access to a telephone, provide a telephone number that can be used to contact you, and an email address where instructions can be provided to you.

Send your comments to Council:

- online: vancouver.ca/public-hearing-comments
- email: publichearing@vancouver.ca
- mail: City of Vancouver, City Clerk's Office, 433 West 12th Avenue, Third Floor, Vancouver, BC, V5Y 1K4



IMPORTANT INFORMATION / RENSEIGNEMENTS IMPORTANTS
 433 West 12th Avenue
 Vancouver, BC V5Y 1K4
 Canada

NOTE: The Freedom of Information Act / Loi sur l'accès à l'information
 Any person who has received this information in confidence is requested to keep it confidential. Any person who discloses this information to the public may be liable to prosecution under the Access to Information Act / Loi sur l'accès à l'information.

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