

Public Hearing 2020-Jul-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
07/03/2020	15:49	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	July 3, 2020 To the Committee, I am currently a practicing academic physician in Vancouver. I can thus see first-hand the negative impacts the astronomical high rents and real estate prices in Vancouver have had on the Medical activities in the city. Specifically, the lack of affordable housing has made it difficult/almost impossible to staff hospitals in Vancouver. For example, because of unaffordability, many vital hospital support personal such as nurses, respiratory therapists, physical therapists, radiology technicians, residents, unit clerks etc. cannot live in the city, and are forced to live well outside of the city (e.g. Port Coquitlam, Langley). Many of these individuals are moderate income earners with specialized and valuable skills. Oftentimes, because of these long commutes, they will often eventually choose to work in hospitals close to their homes resulting in, essentially, an exodus of these essential workers from institutions that need them greatly. This problem is, unfortunately, not unique to healthcare with similar challenges in attracting/retaining staff (e.g., teachers, professors, engineers). Of note, these Vancouver hospitals not only provide care for local residents, but also provide specialized care across the province. For example, certain medical services are only available at the major teaching hospitals (Vancouver General Hospital, St. Pauls Hospital) including services such as organ transplantation, and complex cardiovascular procedures. As such, initiatives to improve affordability for these staff (such as the proposed building) are urgently needed. This building will provide housing to moderate income families, and I suspect (given the location) many will be essential healthcare workers. Without such initiatives, this problem will significantly worsen (sooner than later) and negatively impact many of the citizens of Vancouver and beyond. Sincerely yours, Najib Ayas MD MPH	Najib Ayas MD		s.22(1) Personal and	Kerrisdale	No web attachments.
07/03/2020	16:55	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I have lived in this city for 53 years and 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.	Dino Kourtessis		s.22(1) Personal and	Kitsilano	No web attachments.
07/03/2020	16:58	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Please see the attached letter o support.	Dr. Tom Elliott	BCDiabetes	s.22(1) Personal	Unknown	APPENDIX A
07/03/2020	18:24	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.	Nicole Muir		s.22(1) Personal	Kitsilano	No web attachments.

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07/03/2020	19:24	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	It?s The neighborhood where I came from, I strongly support this project, I think community needs more of this kind of rental project. Heart of city, Close to the hospital, Close to the police station, close sky train, It will be a great benefit to the neighborhoods. Please approve the project councils Thank you Ken Cheung	Mr Ken Cheung		s.22(1) Personal and Confidential	Sunset	No web attachments.
07/03/2020	21:59	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I am fully in support of this project. The Jameson group is one of the very FEW developers focusing on rentals. They are also keeping a percentage of units for affordable housing. The location of this development is also ideal because it is on a busy street and will not disrupt the neighborhood. It is not a quiet residential area. People need to live where they work. This is essential in building a sense of community in vancouver.	Caterina a Banducci		s.22(1) Personal and Confidential	Dunbar-Southlands	No web attachments.
07/04/2020	10:51	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.	No Name No Name (ps)		s.22(1) Personal and Confidential	Downtown	No web attachments.
07/04/2020	16:44	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	As a long term resident of Vancouver, I support this rental project. The city needs more projects like this. The location is ideal. PLEASE APPROVE.	Vivian Katsuris		s.22(1) Personal and Confidential	Kitsilano	No web attachments.
07/04/2020	16:54	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project.	Soula Katsuris		s.22(1)	Kitsilano	No web attachments.
07/04/2020	16:59	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project.	Violet Lafakis		s.22(1)	Kitsilano	No web attachments.
07/04/2020	18:30	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 designated for high growth. We need more affordable housing in all areas of the city so that our workforce can live close to where they work. The proposed project will add 258 rental homes including 58 reserved in perpetuity for moderate income workers. The project will also create new retail space and provide a new group of residents to support small businesses in the area, helping to bring diversity and resilience to our city. I urge Council to approve it.	Dan Tran		s.22(1) Personal and Confidential	Kitsilano	No web attachments.
07/04/2020	20:24	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will increase the supply of rental housing near the new South Granville Station transit hub.	Michelle Chang		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/04/2020	22:08	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Adding this set of comments to my previous ones ... please see this link, or the PDF attached. https://threadreaderapp.com/thread/1279619153876275205.html https://youtu.be/Dn5-AIOVt_w https://youtu.be/gj1yB1DEraY	Ian Robertson		s.22(1) Personal and Confidential	Fairview	APPENDIX B

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

07/05/2020	09:51	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support the proposed rezoning at Birch and Broadway (former Denny's) and their request for a 28 storey tower. We need more rental stock. People need homes. NYMBYism should not be allowed to reduce housing options in Vancouver because they think a new building "doesn't fit with the neighbourhood". Well neighbourhoods change. They evolve. They must or Vancouver will become too unaffordable for anyone to live here. Vancouver is not a dense city compared to international standards, especially outside the downtown core. It's time to build more towers outside of the downtown. The needs of citizens for housing should be more important than the complaints of anti development NYMBYists. Moreover, Broadway is about to have a new rapid transit line which only adds more rationale to increasing density in the area. Please support this development.	Bryan Jackson		s.22(1)	Downtown	No web attachments.
07/05/2020	10:32	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Please build this- it would be a huge benefit to the community and Vancouver overall in terms of housing. People need to realize they don't live in a small suburb and that 28 stories in reality is quite short especially when you consider it being located near a future Skytrain station. I think it's a general consensus we are currently experiencing a housing crisis specifically affordable housing. Why does a small group of people(50 years and older) have such a huge negative say in how this city is going to be shaped for our younger generation.	Peter westergaard		s.22(1) Personal and	West End	No web attachments.
07/05/2020	11:20	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I am encouraged to see a potential development along Broadway that will add much needed residential housing options, including some units targeted at those with moderate incomes. Having lived in this area recently, I was surprised at the lack of apartment options there, given the core location and number of nearby businesses. The Broadway Granville area is already central enough that more housing is needed there, and with the planned Skytrain station coming to that area, adding density there would be a great way to encourage the use of transit as a primary mode of transport, while it's central position means that adding housing will also encourage walking. Lastly, I will add that if we are unable to add more housing to areas as core as this one, we will inevitably deal with more urban sprawl that is less efficient, less affordable, and more polluting.	Conrad Welti		s.22(1) Personal and	Mount Pleasant	No web attachments.
07/05/2020	11:32	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	The housing crisis in Vancouver remains dire. Please approve this construction - affordable rental housing is desperately needed in all neighbourhoods. I live in this area and fully support this building.	Paula Osachoff		s.22(1) Personal and	Fairview	No web attachments.
07/05/2020	12:34	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	This development is in a central area of the city that needs more affordable housing and denser housing options. I believe there is a vocal minority of homeowners fighting against density in a lot of the Broadway corridor, but the next generation of Vancouverites will not be able to live here if we don't expand living options to fit with the growth of the city. Please approve this development so that myself, my friends, and the younger generation can continue to make our homes in this city.	Hannah Visty	NA	s.22(1) Personal and	Mount Pleasant	No web attachments.
07/05/2020	14:57	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I'm supporting the idea of increase height and density in Broadway Corridor. I think adding the supply is the best way to deal with the housing affordability.	Jie Wang		s.22(1) Personal and	Downtown	No web attachments.

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07/05/2020	14:59	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	For a measly* eleven more floors, we get 58 MIRHPP units; revert back to the 17-floor plan, and there are none. Three out of three members of one specific family would prefer the former. *Seriously, 28 doesn't block much more from ground level than 17 does, especially given the neighbouring 'rises. We'll all be intimidated for about half a year, then begrudgingly get used to it, as I suspect the West End does every six months. Such is life in an inner city.	Justin K.Y.	A Kits/Fairview household in a very tight spot	s.22(1) Personal and Confidential	Kitsilano	No web attachments.
07/05/2020	15:39	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this rental project	Stuart Wright	Non	s.22(1) Personal and Confidential	Unknown	No web attachments.
07/05/2020	15:40	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this rental project	Stuart Wright	Non	s.22(1) Personal and Confidential	Fairview	No web attachments.
07/05/2020	16:07	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I'm writing in support of the 248 rental homes for "health care heroes" near VGH. I'm generally a supporter of rental projects as they help with the unbelievable financial burden Vancouverites have to deal with when renting or buying an apartment. These 248 units will help house our health care workers and their families. I think a project like this, especially in these times of a pandemic, is essential.	Andrew Rochfort		s.22(1) Personal and Confidential	Downtown	No web attachments.
07/05/2020	16:42	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I am a renter in Vancouver who lives in Kitsilano, not far from where this building is proposed for. I fully support Council approving this building, which promises to deliver much needed market and below market rental without displacing any existing renters.	Sarah Ellis		s.22(1) Personal and Confidential	Kitsilano	No web attachments.
07/05/2020	17:07	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I live nearby in kits (on Broadway) and love this proposal. I'm so glad Vancouver has this kind of moderate income rental program - this is exactly the kind of thing we need to ensure people of all incomes can call Vancouver home.	Andrew Leyland		s.22(1) Personal and Confidential	Kitsilano	No web attachments.
07/05/2020	17:20	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Hi, I'd like to express my strong support for this proposal. It will add a ton of rental units, many below-market, to a central neighbourhood with tons of jobs and a future Skytrain station nearby. I used to live less than a block away from this project at 2525 Birch, and apartments are a huge improvement over the old Denny's!	Reilly Wood		s.22(1) Personal and Confidential	Grandview-Woodland	No web attachments.
07/05/2020	20:00	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	More density must be encouraged! This is a city, not a village.	Mark Cavers		s.22(1) Personal and Confidential	Downtown	No web attachments.
07/05/2020	22:01	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because apartments are a very good use for this site. Rents and prices have grown dramatically over the past decades, indicating that demand growth has outstripped supply growth*. We need more homes and this project will provide relatively many. I recognize that this building is tall. If you wish to relocate units from this building, you should allow apartments in RS zones. Because you have failed to take that necessary step, you are stuck with either allowing high density where it's allowed or watching affordability deteriorate further. * note that ignoring prices and rent growth and only counting quantity growth would not provide sufficient information to draw conclusions about the need for more homes.	Thomas Davidoff		s.22(1) Personal and Confidential	Kitsilano	No web attachments.

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07/06/2020	07:49	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 designated for high growth. We need more affordable housing in all areas of the city so that our workforce can live close to where they work. The proposed project will add 258 rental homes including 58 reserved in perpetuity for moderate income workers. The project will also create new retail space and provide a new group of residents to support small businesses in the area, helping to bring diversity and resilience to our city. I urge Council to approve it.	Andrew Schouten		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/06/2020	08:49	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Attached is a letter of support for this rezoning from the Downtown BIA.	Charles Gauthier	Downtown Vancouver Business Improvement Association	s.22(1) Personal and Confidential	Unknown	APPENDIX C
07/06/2020	08:57	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Hello, I am writing to express my support for 2538 Birch (Moderate Income Rental). I'm a resident of Mt. Pleasant now, but I used to live on 14th near Oak. That there should be even be a debate about affordable rental housing in Vancouver is shocking to me. Many of our friends are leaving the city. Artists are moving East across Boundary, where the communities are becoming walkable, and they can still commute into the city to work. Outdoors enthusiasts are moving to North Van, or even to Squamish if their work allows it. Vancouver is hollowing out, becoming the kind of place only well off professionals can afford to live in. Even though that latter may describe me, it doesn't describe the kind of vibrant city I want to raise my children in. This development is good for Vancouver 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	Sam Roberts		s.22(1) Personal and Confidential	Mount Pleasant	No web attachments.
07/06/2020	08:59	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 own property in the area. Council should approve the project because of the following reasons: ? 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	Mr JEROME DEIS		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/06/2020	09:03	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Hi, I am writing to express my support for 2538 Birch (Moderate Income Rental). I work by the proposed development site. I have friends and family in the neighbourhood. I recommend that you 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	No Name No Name (ps)		s.22(1) Personal and Confidential	Unknown	No web attachments.

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07/06/2020	09:05	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	To whom it may concern: I would like to register my support for 2538 Birch (Moderate Income Rental). Some of my friends and family live in Fairview, and I want the best for them. I support 2538 Birch (Moderate Income Rental) because: - 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. Ian MacDonald Vancouver	Ian Macdonald		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/06/2020	09:07	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 would love to live in Fairview someday. Some of my friends and family live in Fairview, and I want the best for them. I used to live nearby 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 ? I don't want to be priced out of Fairview ? 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 This city desperately needs more rental housing. How council could vote against something like this is beyond me. This process is too long and cumbersome. If someone wants to build rental housing you should just say yes and be glad a few more people have homes in this city.	Rhi Myfanwy Kirkland		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/06/2020	09:08	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	To whom it may concern: I would like to register my support for 2538 Birch (Moderate Income Rental). Some of my friends and family live in Fairview, and I want the best for them. I support 2538 Birch (Moderate Income Rental) because: - 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	Ian Macdonald		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/06/2020	09:08	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 designated for high growth. We need more affordable housing in all areas of the city so that our workforce can live close to where they work. The proposed project will add 258 rental homes including 58 reserved in perpetuity for moderate income workers. The project will also create new retail space and provide a new group of residents to support small businesses in the area, helping to bring diversity and resilience to our city. I urge Council to approve it. s.22(1)	Karen Van Pykstra		s.22(1) Personal and Confidential	Arbutus-Ridge	No web attachments.
07/06/2020	09:19	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Hi, This email is about 2538 Birch (Moderate Income Rental), which I support. I support 2538 Birch (Moderate Income Rental) 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 ? 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	No Name No Name (ps)		s.22(1) Personal	Unknown	No web attachments.

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

07/06/2020	09:27	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I live in Fairview Slopes near this proposed development and wish to express my strong support for it. If it changes Broadway that is a good thing: Broadway needs to change! I think it?s very important that the unknown individual or group who has plastered every lamppost in our neighbourhood inciting opposition to this scheme should not be allowed to represent ?residents?. Or the future residents this will bring to the area, at reasonable rents.	Michael Ledger-Lomas		s.22(1) Personal and	Fairview	No web attachments.
07/06/2020	09:33	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Increasing supply of market and moderate-income housing in Vancouver will always help alleviate the City?s lack of housing stock. Given the Broadway corridor is designated for high growth, adding affordable housing in highly accessible areas of the City will benefit the general working community. By adding over 250 rental units, with 58 units for moderate income workers, increasing the rental supply can only benefit the City. I see this as an alignment with the City?s plan to densify transit corridors and promote efficient use of limited supply of land in Vancouver. I strongly encourage Council to support and approve the application.	MARK TIU		s.22(1) Personal	Oakridge	No web attachments.
07/06/2020	09:33	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). The project is close to my home in Fairview. I urge you to approve the project for a number of reasons including the following: ? 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	Terence Tso		s.22(1) Personal	Fairview	No web attachments.
07/06/2020	09:34	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 close to the proposed development site. Some of my friends live in Fairview, and I want the best for them. 2538 Birch (Moderate Income Rental) is a good project for 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 ? 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 Sieling		s.22(1) Personal	Unknown	No web attachments.
07/06/2020	09:35	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Hello, I am a resident of Vancouver who lives in the same neighborhood as this proposed development (at 14th and Burrard). I implore council to approve the rezoning of this development from 16 floors to 28 floors. I want to continue to live in Vancouver, and in this neighborhood, and to raise a family here. As a greater number of people want to live in Vancouver (whether due to job growth or being born here), demand increases. With no corresponding increase in supply of homes, the cost of renting increases as well. I think Kitsilano (and all of Vancouver) should stay affordable for as many people as possible, not only for those of great wealth. Approving the rezoning of this development to allow 28 floors of rental residences is an excellent step to supporting the affordability of living in Kitsilano, and Vancouver, and I hope you will consider doing so. Thank you, Mark McLellan	Mark McLellan		s.22(1) Personal	Fairview	No web attachments.
07/06/2020	09:39	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Hi, I strongly support this project, and any other MIRHPPs. Please build 100s more of these so my siblings can move back to Vancouver. Best, Jennifer Bradshaw	Jennifer Bradshaw		s.22(1) Personal and	Unknown	No web attachments.

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

07/06/2020	09:40	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Hello? I am working overtime and so cannot attend the public hearing. But I wanted to briefly write in my strong support for the proposed moderate housing at Broadway & Birch. I am a renter and am seriously concerned about the future of our city where opportunities for low and medium income individuals and families are increasingly scarce. Traffic will be less and less a problem as transit becomes more abundant in our city, and the concerns of a minority of homeowners should be listened to but not allowed to overpower the many people who want to live here. Ken ----- Ken A. Thompson Ph.D. Candidate, s.22(1) Personal and Confidential	Ken Thompson		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/06/2020	09:45	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	To whom it may concern: I would like to register my support for 2538 Birch (Moderate Income Rental). I would love to live in Fairview someday. I have family and friends in Fairview. 2538 Birch (Moderate Income Rental) should be approved for the following reasons: - I would like to move to Fairview someday, and that will be easier if there are more homes there - 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 - 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	Aaron Robinson		s.22(1) Personal	Unknown	No web attachments.
07/06/2020	09:51	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Hello City Council, I'd like to voice my support for this development, as well as support more of its kind in the future. Vancouver is in a housing crisis and we need more supply. The Broadway corridor is a major transit corridor, and with the oncoming Skytrain extension, there is only going to be more capacity for such development. We need every opportunity we can get to build higher-density developments outside of the downtown core and high-rises along Broadway make sense. I hope to see this tower, as well as many other high-density developments approved along the Broadway corridor in the future. Thanks, Alan	Alan Bowden		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/06/2020	10:02	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	The loss of affordable housing in Vancouver over the past 40 years has significantly changed the character of the City for the poorer. Vancouver is no longer a small provincial town. It has grown into an international city with all the accompanying issues - good and ill. Development and growth need to be approached systematically. Higher density should be connected with transit. This project is on the (long overdue) development of the Skytrain down Broadway, close to a planned station. It is close to the Granville corridor. It is project that will help to address the shortage of affordable housing in the City.	Richard Olson	n/a	s.22(1)	West Point Grey	No web attachments.
07/06/2020	10:09	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	This type of housing is badly needed. I rent in a new building by the same owner in North Vancouver. It was so difficult to find a place to rent, especially with a larger dog. The new building with many units is family and dog friendly, and include below market rental. Housing like this is badly needed in Vancoiver and the North Shore. The building is very well managed and I can recommend both the owner and property management.	Antje Wahl	None	s.22(1) Personal and Confidential	I do not live in Vancouver	No web attachments.

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

07/06/2020	10:39	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Dear Council Members, As a current UBC Nursing student who was born and raised in Vancouver, I deeply support the proposed rental development project at 2538 Birch Street. Affordable/additional housing is a socio-economic issue close to my heart, and opening more rental properties creates many good living/social/personal opportunities for post-secondary students like me who wish to find a long-term place to stay, especially when we transition into becoming the city's future employees. Additionally, Birch St is located within a welcoming, safe neighbourhood. Hopefully the council approves this project. I look forward to the outcome.	Monika Balce		s.22(1) Personal and	I do not live in Vancouver	No web attachments.
07/06/2020	10:39	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	We need more rental and affordable housing in Vancouver.	Eddie Balce		s.22(1) Personal	Kerrisdale	No web attachments.
07/06/2020	11:01	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Nice landlord and try to do everything environmental friendly	Arash samadi		s.22(1) Personal	I do not live in Vancouver	No web attachments.
07/06/2020	11:19	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 designated for high growth. We need more affordable housing in all areas of the city so that our workforce can live close to where they work. The proposed project will add 258 rental homes including 58 reserved in perpetuity for moderate income workers. The project will also create new retail space and provide a new group of residents to support small businesses in the area, helping to bring diversity and resilience to our city. I urge Council to approve it.	George Tsoromocos		s.22(1) Personal and	Arbutus-Ridge	No web attachments.
07/06/2020	11:21	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 designated for high growth. We need more affordable housing in all areas of the city so that our workforce can live close to where they work. The proposed project will add 258 rental homes including 58 reserved in perpetuity for moderate income workers. The project will also create new retail space and provide a new group of residents to support small businesses in the area, helping to bring diversity and resilience to our city. I urge Council to approve it.	George Tsoromocos		s.22(1) Personal and	Arbutus-Ridge	No web attachments.
07/06/2020	11:23	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.	Casey Pollard		s.22(1) Personal and	Unknown	No web attachments.

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

07/06/2020	11:37	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Hello, I am writing in support of the proposed development at the corner of Birch and Broadway. We need all the additional housing we can get in this city, in particular affordable rental housing. This location is ideal given that it's close to the future subway and being on the busy Broadway corridor I don't feel the height concerns raised about the development are warranted. We are in a housing emergency and given that so much land is locked to only allow single family housing, we need all the density we can get on the lands which are zoned for it (we should remove single family zoning, but that's another council debate). Finally, I urge council to reconsider how commentary from those who appear in person to speak at council meetings is weighted. Most people (myself included) don't have the time or availability to spend hours waiting to speak at a council hearing, as much as we may like to comment on various proposals. Instead the people who attend these meetings tend to skew wealthier and whiter - people who have the time on their hands but are not representative of the majority of Vancouver residents. Thank you, Cameron	No Name No Name (ps)		s.22(1) Personal and	Kitsilano	No web attachments.
07/06/2020	11:51	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	The city is in dire need of more housing, any high density buildings are welcome.	Wilson Wong		s.22(1) Personal and	Kensington-Cedar Cottage	No web attachments.
07/06/2020	11:54	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I think this is a much needed development given it's proximity to the future Sky Train and for much needed housing diversity	Brad Newman-Bennett		s.22(1) Personal and	Kerrisdale	No web attachments.
07/06/2020	12:02	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Housing is still extremely expensive both to purchase and to rent. We NEED density. With skytrain coming to broadway this is exactly where density should be. Someone losing a tiny sliver of their mountain view from their home which has grown in value like no other investment is not reason to prevent hundreds of people being able to live here.	Marcus Liebermann		s.22(1) Personal and	Mount Pleasant	No web attachments.
07/06/2020	12:03	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support the addition of new density to the area, especially as the new mass transit that will bring efficiencies and demand. One thing that I ask the council to consider bringing to the provincial government is the addition of a new public high school to the area. We were considering moving to the area of south east false creek but there are currently no public high schools nearby within walking distance.	Philip Lim		s.22(1) Personal	Mount Pleasant	No web attachments.
07/06/2020	12:18	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring moderate-income housing into an area of Vancouver that is designated for high growth. We need more affordable housing in all areas of the city so that our workforce can live close to where they work. The proposed project will add 258 rental homes including 58 reserved in perpetuity for moderate income workers. I urge Council to approve it.	Dave Lodewyk		s.22(1)	Dunbar-Southlands	No web attachments.

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

07/06/2020	12:31	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	That this project promises 243 secure rental homes is minuscule compared to the need. But it?s a start. I understand that it will be pet-friendly, have a green roof and garden plots for residents, and will be energy efficient. Those are excellent amenities! As you know, it will be two blocks from the future Broadway & Granville Skytrain Station and a short walk to the area in the city that has the most employment opportunities, especially in healthcare work. That makes it a great location for city that needs connection to full-neighbourhoods and more active transportation. If nothing else, consider that it?s on a super busy street which is where we like having poor(er) people - so they can act as buffer for the privileged from the negative effects of motorized traffic. That fact alone makes it a no-brainer decision. In all seriousness, this is a small step in the right direction. Don?t blow it (by arguing it doesn?t fit the existing zoning). Thanks for taking the time to read my thoughts on this project. Mike Vlasman	No Name No Name (ps)		s.22(1) Personal and	Unknown	No web attachments.
07/06/2020	12:33	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Hello City of Vancouver Councilors and Staff, I am writing in support of 2538 Birch Street. I fully support this high density rental project in the Broadway corridor as I believe that it will be tall at the moment it is occupied but eventually it will be towered over by future develops in the corridor. I understand the neighborhoods concern with the height, however, in many instances new towers looked awkward when built only to be joined by similar heights. Without getting into generational politics, I would simply like to remind a lot of the ?nays? that things are different in the 21st century, Vancouver is no longer a backwater where you can buy/rent prime real estate for little, now, a one bedroom in a good location is around \$2,000. A lot has changed in this world, including your neighborhood. Thanks, Matthew R. Greenwood	No Name No Name (ps)		s.22(1) Personal and	Unknown	No web attachments.
07/06/2020	12:36	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	To whom it may concern at the City of Vancouver, This is just a short note to support 2538 Birch (Moderate Income Rental). I work by the proposed development site. I was walking a lot this weekend (I live on the western edge of Mt Pleasant close to Broadway) and I saw sign after sign opposing this development. It's weird to see so much effort and time put into opposing houses that middle class people can afford to rent, so I figured they must have some kind of incentive and luxury that lets them wander around putting up so many signs there must have been 50 or even a 100. So I thought that means I should speak up because I want this building to happen! I work pretty close to the area as well (along 8th ave west of Granville). This project deserves to be approved because of the following reasons: - This project will make Fairview a more vibrant, exciting neighbourhood - We desperately need more rental homes in Vancouver The people who go around putting up these signs and always showing up to say no to other people living in an area have got to stop this! Why are we listening to the same people always complaining? This council was elected BECAUSE OF HOUSING SHORTAGES and has done SO LITTLE. I am not elegant enough to speak in person but I am so fed up with hearing the same people come and say I live here and you cannot. I guess they run this city, but if a letter helps then this is mine to say let's make places people can afford to live. 28 stories is fine - news flash this is a city and a city has some tall buildings. In conclusion, 2538 Birch (Moderate Income Rental) is a worthy proposal and I urge you to approve it. Best regards, Brian Pesce Mt pleasant	Brian Pesce		s.22(1) Personal	Mount Pleasant	No web attachments.

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

07/06/2020	12:37	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	To whom it may concern at the City of Vancouver, I am writing to express my support for 2538 Birch (Moderate Income Rental). I would like to live in Fairview someday, and I think that's more likely to happen if projects like this are permitted. I have friends and family who live nearby, and I want the best for them. I'm looking forward to 2538 Birch (Moderate Income Rental) for these reasons: ? I would like to move to Fairview someday, and that will be easier if there are more homes there ? 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 2538 Birch (Moderate Income Rental) deserves to be approved, but some things could be improved: ? I believe the neighbourhood, the city, and the region, would benefit if the project was allowed to include even more units. ? The land should already be zoned to allow homes like this, no rezoning required ? While I support the inclusion of so many bike parking spaces, I think the car parking is excessive for such a transit accessible building. I know many families use cars, but money could be saved and units could be added by eliminating the parking. Perhaps those who want car access could use shared car co-op models, either within the building or nearby. In short, council should approve this project. Best regards, Anne Mueller	Anne Mueller		s.22(1) Personal and	Unknown	No web attachments.
07/06/2020	13:00	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I think having more affordable housing in the area is great	Raymond Mak	s.22	s.22(1) Personal and	Unknown	No web attachments.
07/06/2020	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.	Jacob Letwin		s.22(1) Personal	Shaughnessy	No web attachments.
07/06/2020	13:23	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support the City increasing moderate incoming housing along with Broadway corridor which align with the transit plans for the area.	Joanna Vastardis		s.22(1) Personal and	Unknown	No web attachments.

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

07/06/2020	13:52	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I am a moderate-income Fairview renter who, despite working full-time in a salaried position, still qualifies as rent-burdened, as I pay nearly half my monthly income for a very modest market-rate rental in an older building without basic amenities such as air conditioning. I would love to become a homeowner, but with the city's average house price being over \$1 million, I have no choice but to rent. As the result of the ever-worsening housing crisis, ordinary workers in Fairview and all across Vancouver are in similar positions, struggling to find stable, affordable places to live and raise their families, even as they help boost the local economy. Therefore, I support the creation of more rental units for low- and moderate-income renters in this neighbourhood, including those proposed for 2538 Birch Street. I do want to ensure that there is the necessary infrastructure to support this development, and that construction will be done safely and respectfully, with as little impact as possible on the neighbourhood. That being said, the City of Vancouver is long overdue on making the major changes needed to end the housing crisis, cut off rampant real estate speculation, and prioritize the ordinary residents who desperately need affordable housing. Creating more secured rental units is a step in the right direction. However, the City's current strategy of incremental densification is ultimately just a band-aid for the larger underlying problem of the market inflation of land prices. I urge the City to take even greater measures to ensure housing is available and affordable to all, including instituting a 100%-affordable housing zoning overlay, and creating sustainable communities following the False Creek South model.	Allen Fulghum		s.22(1) Personal and	Fairview	No web attachments.
07/06/2020	14:05	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.	Emily McDonald		s.22(1) Personal and	Dunbar-Southlands	No web attachments.
07/06/2020	14:34	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	See attached letter of support	Stanley Yasin		s.22(1) Personal	Unknown	APPENDIX D
07/06/2020	15:04	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Residential rental at this central location in a major commercial and institutional location makes good sense. Future rapid transit improvements augment the benefits of more density on this site even more.	Steve Schweigert		s.22(1) Personal and	Kitsilano	No web attachments.
07/06/2020	15:36	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	This project adds much needed housing in an area that is well connected to retail, jobs, and rapid transit.	Bill Kalmakoff		s.22(1) Personal	Kensington-Cedar Cottage	No web attachments.

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

07/06/2020	15:46	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I fully support this project. This stretch of Broadway (one of North America's busiest transit corridors!) is presently extremely underbuilt and represents an excellent opportunity to add a significant amount of sorely-needed rental housing in a neighborhood that is well connected to the rest of the city through transit, walking, and cycling corridors. My only other comments are in relation to the amount of parking being provided. Given that this proposal is in a wonderful location to take advantage of active modes of transportation, I believe that the amount of parking spaces should be reduced. This will make a huge impact on the project's sustainability- why are we still building multiple levels of concrete underground parking in a temperate city with incredible access to transit and active forms of transportation? Thank you for your time.	No Name No Name (ps)		s.22(1) Personal and Confidential	Downtown	No web attachments.
07/06/2020	15:46	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	To the relevant persons at the City of Vancouver, This is just a short note to express my support for 2538 Birch (Moderate Income Rental). The project is near my work in Fairview. I have friends and family who live nearby, and I want the best for them. 2538 Birch (Moderate Income Rental) is a good project for 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 Of course in an ideal world, things would be a little different: ? It's disappointing that a project like this requires a rezoning Please approve this project. Thank you for your time, Tom Skinner s.22(1)	Tom Skinner		s.22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.
07/06/2020	15:48	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	This is what this city needs, so I am not sure why would anyone be against it	Mr Milan Przulj		s.22(1) Personal and Confidential	Downtown	No web attachments.
07/06/2020	15:50	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.	Sarah Balce		s.22(1) Personal and Confidential	I do not live in Vancouver	No web attachments.
07/06/2020	15:57	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support the project at 2538 Birch Street.	Nathaniel O'Brien		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/06/2020	16:02	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Dear Sirs: Vancouver's rental market has been drastically under-supplied due to rental policies that have been disincentives to both developers and investors. It is time to reverse the long standing deficiencies in these policies and spur new development. The Jameson project on Broadway is an opportunity for the City to make a new beginning in good rental product. I heartily endorse the project. Yours truly, Clare Stevens s.22(1) Personal and Confidential	Clare Stevens		s.22(1) Personal and Confidential	Unknown	No web attachments.

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

07/06/2020	16:05	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Hi I just wanted to let you know I very much support the proposed building at 2538 Birch St. We are in a massive housing crisis that is affecting our ability to hire and retain talented workers, not least in my sector of biomedical and laboratory technology. We need more projects like this. Sincerely, Robin Coope	Robin Coope		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/06/2020	16:06	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Hello, I am in full support of the rezoning application at 2538 Birch St. 28 storey buildings within the region's urban core should not require rezonings - they should be the standard built form for the area. The proposed 248 homes are in the heart of British Columbia's second largest employment concentration and a rapid transit corridor. If Council is serious about resolving housing and climate change challenges, this is a very easy application to support. Thanks for your consideration, Sebastian Zein Vancouver, BC Sebastian R. Zein s.22(1)	Sebastian Zein		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/06/2020	16:07	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support the project at 2538 Birch Street. We need more density along the Broadway corridor. We need more rental in the city. This area is a perfect location for greater height. Thank you, William Azaroff s.22(1)	William Azaroff		s.22(1) Personal	Unknown	No web attachments.
07/06/2020	16:09	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Bigger, Taller, more dense. To be honest, this should be even taller. It is on Broadway, near Granville, which will soon become a MAJOR hub, that is currently in decline. I used to frequent the area, but it has become a wasteland. Why would I go there? It's just low rise buildings without enough people to keep businesses afloat. The only way out of the housing issues in Vancouver is to build, build, build rentals. This is over 200 rentals, which is great, but far short of what is needed. This should be expedited, ASAP. There is zero good reasons not to accept this. Just a bunch of whiny people trying to hold Vancouver back from its potential.	Jason Lee Elliott		s.22(1) Personal	Downtown	No web attachments.
07/06/2020	16:10	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Dear Mayor and Council, Please find my letter supporting the rezoning at 2538 Birch Street attached to this email. Sincerely, -Peter Waldkirch	Peter Waldkirch		s.22(1) Personal and	Unknown	APPENDIX E
07/06/2020	16:11	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Hello, I wish to submit my support for the rezoning and development project at 2538 Birch Street. Thank you, Rachel -- Rachel Goossen University of British Columbia s.22(1)	Rachel Goossen		s.22(1) Personal and	Unknown	No web attachments.
07/06/2020	16:12	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	To whom it may concern at the City of Vancouver, This email is about 2538 Birch (Moderate Income Rental), which I support. Fairview is a nice place and I personally would like to live there. I currently live nearby. Some of my friends and family live in Fairview, and I want the best for them. I support 2538 Birch (Moderate Income Rental) for a number of reasons including the following: - Projects like this will make it less likely that I am priced out of Fairview - 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 I would also like to see the following if possible: - I'm disappointed that the project doesn't have even more units - It's disappointing that a project like this requires a rezoning In short, council should approve this project. Sincerely yours, Richard Campbell s.22(1)	Richard Campbell		s.22(1) Personal and	Unknown	No web attachments.

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

07/06/2020	16:16	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 a diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Patricia Ng		s.22(1) Personal	Unknown	No web attachments.
07/06/2020	16:20	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I live in Vancouver and I support the 28-storey rezoning proposed for 2538 Birch Street. It will provide much needed housing in a high density corridor.	Conor Corbett		s.22(1) Personal	Unknown	No web attachments.
07/06/2020	16:27	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will create more jobs for our community, it will bring new modern housing as well as make our neighborhood looks modern and beautiful .	Bojan music		s.22(1) Personal and	Downtown	No web attachments.
07/06/2020	16:34	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I am a long-time Vancouver resident and current UBC student who does NOT oppose this development. I believe that valuable land in Metro-Vancouver should be utilized to maximize housing opportunities. There are similar buildings in the area to 2538 Birch St. so I do not believe this building will interfere with the integrity of the local area. As Vancouver grows, human-friendly, higher density housing is more productive than not.	Sabrina Dang		s.22(1) Personal and	Mount Pleasant	No web attachments.
07/06/2020	16:40	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Affordable density on a major city thoroughfare is badly needed. This development is situated in close proximity to downtown, the hospital, grocery stores and public transit, and is in an ideal spot for densification.	Eva Ko		s.22(1)	Grandview-Woodland	No web attachments.



Dr. Tom Elliott MBBS, FRCPC
Medical Director

400 - 210 W Broadway
 Vancouver, BC
 V5Y 3W2 Canada

phone: 604.683.3734
 fax: 604.628.3821
 email: moa@bcdiabetes.ca

2020-Jul-3

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)

As a Vancouver physician and director of BCDiabetes, I support the proposed project at 2538 Birch Street and urge Council to do the same.

The BCDiabetes clinic at 210 West Broadway has 18 employees. We are increasingly finding it difficult to attract and retain talented administrative and support staff due to the unaffordability and unavailability of housing nearby. We're not the only ones experiencing this crisis. In my work as a physician, I hear it time and time again. I'm concerned about the quality of care that Vancouver residents will receive if we don't address the matter now. We need better housing options for work force employees and I believe projects like these are long overdue.

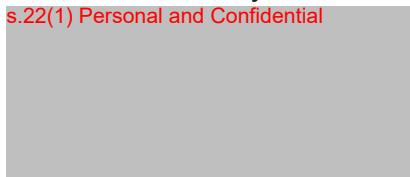
Projects like 2538 Birch, under the City's moderate income housing pilot program, will help provide affordable homes and will support market rental in one of Vancouver's second busiest employment centres. The proposed Broadway and Birch location is ideal – 750 meters from Vancouver General Hospital, an easy walk or cycle to BCDiabetes, and close to two future SkyTrain stations.

We need to stop making Vancouver a place for non-residents. Instead, let's re-establish all Vancouver neighbourhoods as places where people of all income levels can live close to where they work and continue to contribute to our future resilience as a city.

Please call if you have any questions +1-360-559-8520

Yours sincerely,

s.22(1) Personal and Confidential



Tom Elliott
 Medical Director



Make Sidewalks Wide Again s.22(1)

5 Jul 20 · 23 tweets s.22(1) Personal and

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It appears someone in our neighbourhood has nothing better to do than to litter power poles with anti rental tower propaganda, so I wanted to see for myself how it would affect me, since I'm a neighbour after all, and I'm told my voice counts more than, say, someone from WVan 1/x

So, I took the elevations posted online for the Rezoning and made a quick and dirty (but accurate) 3d model, then loaded that into Google Earth to see what the views would be of the thing. 2/x

Traveling West along Broadway from the East, there are lots of towers of different heights, set back by different amounts from the street, but all with significant gaps between them. So, due to parallax, it's almost impossible to compare heights.



https://www.youtube.com/embed/Dn5-AIOVt_w

Traveling West, the 28 Story tower seems to loom just as much as the next from a pedestrian (or car) level view, and even though the new tower is taller than its neighbours, it still hides behind foreground towers almost the whole trip, and seems no more massive than others 4/x

Looking the other way, coming from the West, the tower is more visible, if anything highlights just how oddly low density the South side of Broadway is from Granville to Birch, which will unquestionably change when the new subway gets built. 5/x



<https://www.youtube.com/embed/gj1yB1DErAY>

I thought before I might be able to see the thing from my front door ... turns out nope, I won't. 6/x



For all the Sturm und Drag about overshadowing everyone living North of the tower ... something can't cast shadow on you if you can't see that thing.

Can you see the 28 story?:

8th and Willow? No

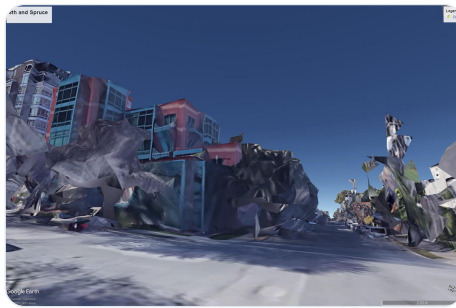
8th and Laurel? No

8th and Oak? No

8th and Spruce? No

(my front door? No)

7/x



Does that mean the thing is completely invisible from 8th, not quite, but from Willow to Spruce, this is how much you can see the thing (literally these are the only times you can see the tower the whole way):

(the one between Oak and Spruce will test your eyesight)

8/x

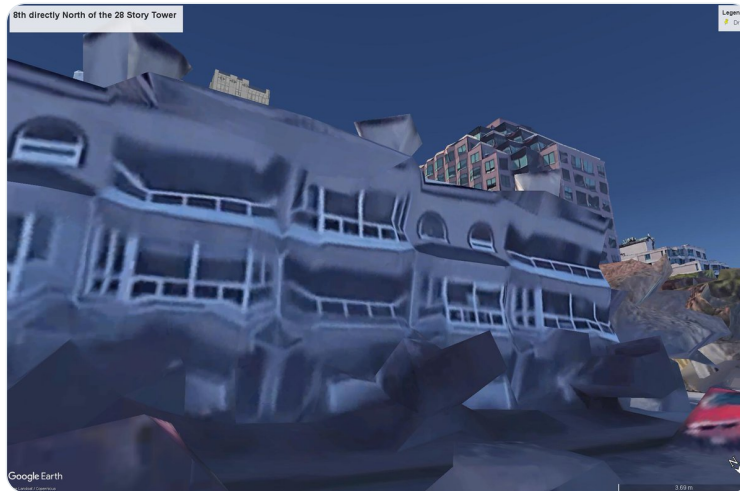


Moving further West until you are directly North of the tower surely means it puts you in perpetual gloom, right? It must loom like the Burj Khalifa?

Nope

Parallax strikes again, tall-ish things in the foreground look taller than tall things in the background, funny huh?

9'x



Moving a bit further West to the intersection of 8th and Birch, where you can see the tower in 'all its glory' ... and again the tower on the North side of the street has much more 'weight' than the 28 story one further South.

10/x



Looking from a few other places in the neighbourhood ... is the tower visible, sometimes, not significantly more than other buildings, and it isn't even taller than the trees as viewed from the seawall at Charleston Park. 11/x



(oops, last one was 12/x)

Finally, someone else did a bad photoshop job attempting to do what I've done above, to show with a big orange blob just how horrid the new tower was from their

penthouse, 1.5km+ away.

(The horror, to live in a city and see a new tower, boo hoo)

13/x

see:



So as a rebuttal to the view above ... I give you this view:

What's that? You say you can't see the new tower?

That's because it was taken from the rooftop of the tower at 15th and Granville, which had a view 'obliterated' by the penthouse of whomever is bad at photoshop.

14/x



I was designing a MIRHPP myself, and it costs so much to build in Vancouver requires such significant extra density, that the project ultimately seems unviable on

that site, so it has stalled indefinitely.

My hats to the folks doing this tower for making it work.

15/x

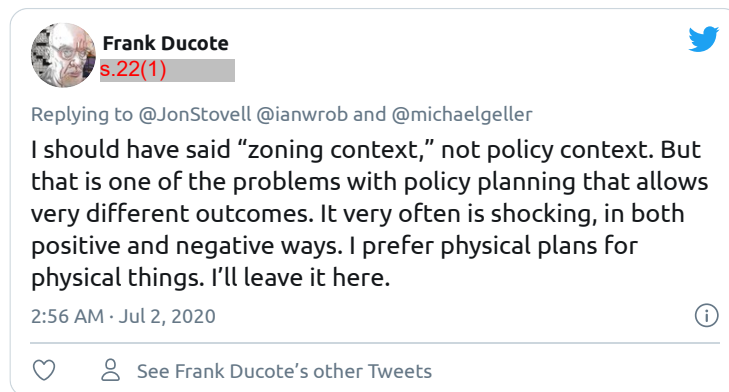
We desperately need more rental housing in Vancouver, but even more desperately we need non-market rental housing. Folks like me can suck it up and eek out market payments, but plenty of others can't, so are forced to live more precariously than anyone ought.

16/x

Folks talk about context, and how 28 stories sets a new precedent that then all other nearby buildings will follow.

Those saying this are pro's, and should know that Vancouver Planning never lets good things become precedent, if a fight is possible.

17/x



We could have planned the city properly ... we didn't, we did everything we could to do everything ad-hoc, having random plans everywhere, many being contradictory.

But now we have to wait for a 'Plan' before anything can be done to dig us out of this housing hole? FFS.

18/x

Worst case scenario, approve this tower and we get needed housing in a tower which is oddly tall. Hopefully a well written city plan emerges which creates a framework for fixing things.

The context that matters is that its broke, lets fix it. NOW.

19/x



if policy planning had kept up with civic context, and updated zoning context to accomodate properly, I would even agree.

But it didn't, so it isn't, so here we are.

Any sufficient accomodation will now seem out of scale w context simply because city's scale has been so fixed.

6:59 AM · Jul 2, 2020



2



See Make Sidewalks Wide Again's other Tweets

I'm encouraged seeing tweets today from [@LisaDominato](#) wanting to fix zoning. Adding missing middle elsewhere in the city will eventually take pressure off of the need for tall things. But eventually is a long time, and there are 33 residential zones.

20/x



Make Sidewalks Wide Again

s.22(1)



Replying to @AbundantPedShed and @LisaDominato

Agree.

If any councillor or mayor or the Director of Planning can explain even the broad strokes of how RS1 and RS5 differ or why they differ, I'll eat my hat.

And we have 10 RS zones, 11 RT zones, 10 RM zones + FM1. Nobody should have to know 33 different residential zones.

4:32 PM · Jul 4, 2020



3



See Make Sidewalks Wide Again's other Tweets

If the 28 story tower becomes a cautionary tale of why we can't let our planning get so screwed up that huge areas of the city are losing people at the same time as people are getting priced out of everywhere dense, than that's great, but I doubt it, and we need housing now

21/x

Hopefully I'll have a chance to speak at Council, but with a 10 month old, ???

@ COV Council, I support the 28 story MIRHPP, so should you ... please scroll up for why.

[@christineboyle](#) [@PtFry](#) [@LisaDominato](#) [@MelissaDeGenova](#) [@AdrianeCarr](#)
[@sarahkirby_yung](#) [@kennedystewart](#)

s.22(1) Personal and unroll please

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July 6, 2020

Mayor and Council
City of Vancouver

Support for 2538 Birch Street Rezoning

Access to housing near employment areas continues to be an urgent priority in the City of Vancouver. The 58 designated MIRHP units in this proposal will address an important affordability need, and the other 200 secured rental units will be a welcome boost to the rental housing supply.

As the City faces the economic realities of the COVID-19 pandemic and prepares resiliency plans for the future, secure housing supply will be as important as ever. The recovering economy will be closely tied to an affordable supply of transit-oriented housing in dense employment zones. The residents of the proposed building at 2538 Birch Street will have easy transit access to key employment areas along the Broadway corridor and the downtown core.

On behalf of the Downtown Vancouver Business Improvement Association, I urge Council to approve this rezoning.

Sincerely,

s.22(1) Personal and Confidential

Charles Gauthier, MCP
President and CEO

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Luca Citton
Boughton Law Corporation

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Christopher Lythgo
Business Development Bank of
Canada

David Roche
Bentall GreenOak

Chris Stokes
QuadReal Property Group

Chuck We
Hudson Pacific Properties

PRESIDENT AND CEO:

Charles Gauthier
Downtown Vancouver BIA

SUITE 325 - 1130 WEST PENDER STREET, VANCOUVER BC V6E 4A4

PH: 604-685-7811 FAX: 604-685-7812 WWW.DTVAN.CA

Stanley Yasin
Dexter Realty
#560 - 2608 Granville Street
Vancouver BC V6H 3V3

July 6, 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 realtor, I know first-hand how difficult it is for people to find affordable housing in Vancouver. All-rental projects are an important part of our housing mix, particularly projects that provide rental homes for the missing middle. Having available, affordable workforce housing will help keep our city resilient.

This project meets will bring 258 new rental homes, including 58 that are reserved in perpetuity for moderate income earners, helping them live closer to home.

Claims that the project will create a height precedent on West Broadway are unfounded because it is part of the City's moderate income rental housing pilot project. It is one of less than a handful of such projects on the west side. Given the property prices in the area, we should be so lucky as a city that Jameson Development has found a way to make it affordable. Please don't let this important opportunity slip away.

Sincerely,

s.22(1) Personal and Confidential

Stanley Yasin
Dexter Realty

July 6, 2020

RE: SUPPORT FOR PROPOSED HOMES AT 2538 BIRCH STREET

Dear Mayor and Council,

I write to express my strong support for the proposed building at 2538 Birch Street – but actually, and more importantly, I write to express my support for the people who will live in that building.

Vancouverites have suffered from a chronically extremely low vacancy rate for many years and the need for more rental housing is demonstrable and obvious. This building is not too tall for the area and fits in very well with the neighbourhood. The location for this proposal is a perfect site for density:

- Zero displacement of existing renters;
- One of the most job rich locations in the entire province (close to Downtown, right on Broadway);
- Well-served by transit;
- Right in between two future Skytrain stations;
- Within walking distance to VGH, so a perfect location for homes for health care workers.

To the councillors who claim to care about climate change, particularly the Green councillors: how can you possibly justify opposing a building like this, which will enable hundreds of people to live transit-oriented and car-free or car-lite lifestyles? How can you say that aesthetic complaints, or complaints about shadows, or vague references to “character” (of an old Denny’s!) trumps the overwhelming merits of housing such as this?

I note that this building was originally approved for 16 floors, but then resubmitted under MIRHPP, so that now it will include 53 below-market homes. So this is a straight up, simple decision for each city councilor: are those extra floors worth 53 below-market homes? Or do you value shadows and aesthetics more than 53 below-market homes?

I live near this building, about four blocks away. I love this neighbourhood. I love that the B-Line lets me get across the city easily and can’t wait for the Skytrain to be built all the way to UBC; I love being close to the False Creek Seawall; I love being able to do my shopping without a car; I love being close to downtown. There’s lots I love about this neighbourhood, and I want more people to be able to enjoy the access to opportunity and low-carbon lifestyle a location like this enables.

Please allow more neighbours to live here! I welcome them, and I hope you do too!

Sincerely,

-Peter Waldkirch