

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
07/06/2020	17:02	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	NIMBY's do not make up the majority of Vancouverites, but they have more resources, time, and organization to project their voices further. I was brought to this page by a website designed solely around opposing this motion (now that is dedication to local governance!), and I hope the disproportionate resources and ability is considered when making a conclusion. As a young adult who has made Vancouver my home, I feel we need to encourage responsible growth and increasing density. Density and mixed use developments can help Vancouver in achieving climate goals, increased transit ridership, and help transform communities into more livable and lively places. The Broadway corridor ? especially with the Broadway Subway underway ? has the potential to develop into a destination and a centre for many, rather than a place to travel through and to be occupied by few. My position comes with a caveat that I hope the council can appreciate. The growth and changes that Vancouver need must come with the livability of the city in mind. A tower doesn't make a community; parks, public spaces, vibrant shops, people focused infrastructure, affordable rents, and inhabitants with a diversity of age and experience make a community. As our province continues to urbanize, Vancouver needs to show British Columbian's what it means to have a livable, life sized city.	William Kelly		s.22(1) Personal and	West Point Grey	No web attachments.
07/06/2020	17:09	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	We support this project because it will bring desperately needed moderate-income housing into Vancouver. We need more affordable housing in all areas of the city so that our workers can live close to where they work. Our restaurant currently employs multiple employees none of which can afford to live anywhere near the restaurant. 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 to our city. We urge Council to approve it. As small businesses continue to struggle due to covid and constant tear down and re-development, it is imperative that we have some lower priced options for renting that will include a broader demographic. This will keep small businesses able to afford to operate and employ, thus keeping unemployment rates down. Our city needs independent business and we cannot continue on if projects like this to not happen.	Sara Edge	Sorella	s.22(1) Personal	Fairview	No web attachments.
07/06/2020	17:12	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 rental housing in all areas of the city, for all income levels, so that people can live close to where they work. The proposed project will add 258 rental homes including 58 reserved in perpetuity for moderate income workers. It is family-friendly and pet-friendly, and will inject modern, environmentally-sound rental housing stock into Vancouver?s west side. 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.	Stephanie Howells		s.22(1) Personal and	Fairview	No web attachments.
07/06/2020	17:16	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support the project at 2538 Birch Street Ken Warkentyne s.22(1) Personal and Vancouver, BC	Ken Warkentyne		s.22(1) Personal	Unknown	No web attachments.

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07/06/2020	17:20	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	To Mayor and Council, I am a renter in Vancouver and have been for the last ten years. I am strongly in favour of approving the construction of the proposed tower at Broadway and Birch Street. During the last decade, securing adequate rental housing has been a struggle to say the least! Myself and almost all of the friends I know live in very old apartments in varying states of decay. I have two friends with fairly high paying jobs that simply had the means to work remotely and buy homes elsewhere in BC. For many working class Vancouverites, home will always be rental housing. The location of this project is very very well served by transit. The majority of west broadway is significantly underdeveloped and could use a boost of revitalization and new residents. The proximity to VGH and downtown is excellent. Please please please approve this project, so Vancouverites can live where they work and continue to make this city great. Thank you, Paul McEwen Sent from my iPhone	Mr Paul McEwen		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/06/2020	17:21	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support the proposal at 2538 Birch Street. High density projects ought to be encouraged along the Broadway corridor that will soon have a new multi-billion dollar transit line. We are trying to encourage people to work and live in ways that allow for less dependency on private vehicles and this project meets that criteria. We also have a massive shortage of rental stock in the city. If this project is rejected, it is likely that other rental projects will be abandoned and supply will remain, at best, stagnant and, at worst, will decline. What rental developer would bother putting in the time and effort to develop when they will know that their project is unlikely to succeed and be approved by the City? Please approve of this project. Sincerely, Thomas Eaves	Thomas Eaves		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/06/2020	17:22	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project! We need more projects like these! To those who say it doesn't fit the character or the neighbourhood, what does that mean even? The character of Broadway? We can give it a character, dense, walkable and affordable for those who work and play nearby. Please approve and thank you. Bob	Bob		s.22(1) Personal	Unknown	No web attachments.
07/06/2020	17:29	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I am writing to support the planned apartment building replacing the Dennys on Broadway near Granville (2538 Birch St) with a rental apartment, 20% below market. Please approve this project. Regards, Lucy Maloney s.22(1) Personal and Vancouver, British Columbia s.22(1)	Lucy Maloney		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/06/2020	17:30	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Hi there, I live at s.22(1) in rental housing. We need more diversity and affordable housing badly. Please act accordingly. Best, Davis Austerberry Sent from my iPhone	David Austerberry		s.22(1) Personal and	Unknown	No web attachments.

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07/06/2020	17:31	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I am writing in support of this project as it provides a large amount of rental housing at a major transit hub and central location within the City. The rental housing shortage is acute and project includes a number of units under the MIRHIPP program that the City has championed. Given the relative lack of social housing being provided by the BC and federal governments to date, we are fortunate have a private interest willing to come forward to provide needed rental housing at scale.	Andrew Larigakis		s.22(1) Personal	Kitsilano	No web attachments.
07/06/2020	17:31	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'd like to live in this area in the future but am having trouble finding a home here, I have friends and family who live nearby, and I want the best for them. 2538 Birch (Moderate Income Rental) should be approved because: ? It will help keep local housing prices down ? 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 I have some suggestions for improvement that do not detract from my overall support: ? I believe the neighbourhood, the city, and the region, would benefit if the project was allowed to include even more units. Thank you for your time, Jai Somaiya	Jai Somaiya		s.22(1)	Unknown	No web attachments.
07/06/2020	17:32	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'm a resident of Fairview. I'm from the area, and still feel strongly about the neighbourhood. 2538 Birch (Moderate Income Rental) should be approved because: - Central, walkable neighbourhoods like this are the best places to build more homes - We desperately need more rental homes in Vancouver I do have some ideas for improvement: - The project could have more family-friendly units In short, council should approve this project. Regards, James Broughton	James Broughton		s.22(1) Personal and	Unknown	No web attachments.
07/06/2020	17:33	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Hi, I strongly support this project. Vancouver is in a housing crisis and this project adds much needed affordable housing in a central location of this city (close to downtown, transit hubs, UBC, and VGH). We need much more of this! Sincerely, Matthias Newell Kraus s.22(1) Personal	Matthias Newell Kraus		s.22(1) Personal and	Unknown	No web attachments.

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07/06/2020	17:34	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Dear Mayor and Council, I am a Vancouver resident who lives in Fairview, close to the proposed building, and I support the rezoning at 2538 Birch Street. We can all agree that healthcare workers have been the absolute heroes on helping Vancouver navigate through this entire COVID pandemic. They deserve to have homes closeby. So many people wish to be able to commute, walk or bike to work and I believe this housing project will be able to provide so many amazing healthcare professionals a place to call home right on the bustling Broadway corridor. Imagine working over 8+ hours of overtime shifts, wouldn?t a home that?s around 10 minutes away be amazing and even--comforting for these hardworking people? Being able to be close to family and work. It allows them to have some work-life balance they deserve and need. They save British Columbian lives every day. Don't they deserve a quality life too? The Broadway corridor is one of the biggest centers of commute and employment. It?s absolutely crucial to build more homes for people who work in Vancouver! I support this project and I sincerely hope that you do too. Sincerely, Chih-Heng (Charlene) Hsia	Chih-Heng (Charlene) Hsia		s.22(1) Personal and	Fairview	No web attachments.
07/06/2020	17:36	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring much needed moderate income rental housing into an area of Vancouver that is already designated for high growth.	Marie-Claire Dy		s.22(1) Personal and	Kitsilano	No web attachments.

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07/06/2020	17:39	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	<p>It used to be the the west side of Vancouver was considered merely expensive and the east side was affordable, now housing across the entire lower mainland is almost completely unafforable. This is directly related to the lack of housing that we are building. This application will not on its own solve the housing crisis but it's a step on the right path. Opponents to this project complain about "neighbourhood character" and the height of the building but these arguments would be the same regardless of the application. You have the opportunity to approve homes for hundreds of people of moderate incomes. My wife and I are fairly affluent but because of the housing shortage, we bought into a condo building that's almost 60 years old because even with our well paying jobs, that's all we can afford. In a normal housing market, my apartment building would be affordable for buyers and renters who make much less than we do but it's not because we have built so little housing. Please do the right thing and approve this building so that people like me stop pushing poorer people out of the city and into precarious housing situations. I was very disappointed to see council pass Councillor Hardwick's motion that reframed the housing targets as aspirational. Without more plentiful housing we simply cannot have affordability. I know you don't have all the levers that the province or the federal government to address affordability through taxation but you do have the ability to allow more homes to be built on the same size of land so take advantage of this power. Once we're done with this project, maybe we can proceed to removing the apartment ban on RS zoned land and allow the gentle density and missing middle of housing that most of elected council ran on in the last election. Please support this rezoning application.</p>	Charles Eyrich		s.22(1) Personal and	Mount Pleasant	No web attachments.
07/06/2020	17:42	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	<p>I fully support a taller mixed-use building in this neighbourhood. The Broadway corridor (and the Fairview neighbourhood) are all in desperate need for revitalization. Frankly, the area is boring; it's a drive-through neighbourhood to go to South Granville or Cambie. Densifying and adding moderate-income units would add much needed vibrancy and diversity to the area. Furthermore, it seems insane to not build taller along a major corridor like Broadway! The area and local roadways can support the proposed density. I look forward to meeting my eventual new neighbours!</p>	No Name No Name (ps)		s.22(1) Personal and	Fairview	No web attachments.

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07/06/2020	18:00	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 a diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Nenad Przulj		s.22(1) Personal	Downtown	No web attachments.
07/06/2020	18:02	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I think that there should be greater density in the area. This area is in close proximity to downtown and major transit hubs. This type of density is required to ensure that Vancouver is able to attract high-level talent for downtown industries, to increase livability for existing residents, and to meet the city of Vancouver's goal of reducing carbon emissions where people can commute via transit, cycling, or walking instead of commuting from other cities.	Megan Harris		s.22(1) Personal and	Kensington-Cedar Cottage	No web attachments.
07/06/2020	18:12	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	i support this project	sasha klaric	s.22(1) Personal	s.22(1) Personal and	Downtown	No web attachments.
07/06/2020	18:14	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this proposal for several reasons, the most important of which are: 1. I believe it will contribute to the stock of affordable housing and in particular housing for those with moderate incomes, in the centre of Vancouver. 2. The location on Broadway and Birch is particularly suitable for a development of this kind, given its relative proximity to significant locations in the general neighborhood, including VGH, Vancouver Public Library Granville Branch, Vancouver Fire Hall No. 4, several churches, though these locations are not in the immediate vicinity but are accessible by bus, Vancouver City Hall and Synagogues Schara Tzedek and Beth Israel.	Leon Getz		s.22(1) Personal	Shaughnessy	No web attachments.
07/06/2020	18:18	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 a diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	James Letvinchuk		s.22(1) Personal	Marpole	No web attachments.
07/06/2020	18:30	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	All would prefer to see the economy adding far more jobs especially at this epidemic moment; at this point, It provides more job opportunities for the city's prosperity! The project provides housing for more people and reduces the burden on the government; Sufficient funds of the company will ensure the successful completion of the project.	Raine Liu		s.22(1) Personal	Sunset	No web attachments.

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07/06/2020	18:31	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project in favor of sorely-needed market (and moderate-income) housing in an area of the city that is already designated for high growth. I find it consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles and do not at all expect this development would even come close to displacing anyone. Council has already given approval for a 16-story building at this location. The proposed change will enhance residential supply with 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.	George Kavouras		s.22(1)	Unknown	No web attachments.
07/06/2020	18:31	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.	Lina White		s.22(1) Personal and	West Point Grey	No web attachments.
07/06/2020	19:34	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Hello, I'm a GVRD resident writing in support of the 28 story rezoning measure. I think Vancouver needs to increase the amount of housing available and this will definitely help that goal. While I do support this motion I also believe it's important to increase the amount of services available to the area in proportion with the amount of new residents expected to be moving in. I realize that I am not currently a Vancouver, I live in the Tri-Cities, but I do plan on moving back to Vancouver and increase in housing supply would definitely help me make the move sooner. Thank you.	Andrei Orhei		s.22(1) Personal	I do not live in Vancouver	No web attachments.
07/06/2020	19:38	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	The project will contribute to a city of neighbourhood connected by 4 convenient, viable transportation options that meet residents? needs as places to live, work, shop and play resulting in a vibrant community. This project site is strategically located to avail of these improved facilities and amenities as the network of communities become established over time. The project also could reach small businesses owners and operators, urban indigenous peoples, youth, families with children and renters.	Yana Wang		s.22(1)	Shaughnessy	No web attachments.

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07/06/2020	20:09	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I think this is a great project - the city is changing, and we need density like this to accommodate the housing needs of Vancouverites now and into the future. As a millennial in my mid-30s, I feel that my generation's views have largely been ignored or excluded in favour of that of older generations when it comes to housing in this city. I was fortunate enough to grow up in a detached house in the West Broadway area, but I accept that this is out of reach for me and countless others of my generation when it comes time to raise our own families. This sort of large-scale apartment tower is the sort of project we need to offer relatively more affordable options for people like me. It is true that it will dominate the skyline of that stretch of Broadway, but I think that is a good thing. We need to be more ambitious with our buildings and not reflexively dismiss towers just because they are larger than we are used to. Thank you for considering my comments, I truly hope council approves this project.	David Overall		s.22(1) Personal and Confidential	Downtown	No web attachments.
07/06/2020	20:25	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.	K. H. Tanaka		s.22(1) Personal and Confidential	I do not live in Vancouver	No web attachments.
07/06/2020	20:51	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	This housing we need it it Vancouver, it's a must and the location it fits for every person. I strongly support it	panayotis Kavouras		s.22(1) Personal and Confidential	Kitsilano	No web attachments.
07/06/2020	20:59	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Our City needs rental, especially ones that are at reduced rate to keep and attract young professionals to our beautiful City. We need new working class people in our City to make it more diverse and younger.	Mr CHENG-TSANG "Bill" LIN		s.22(1) Personal and Confidential	Kerrisdale	No web attachments.
07/06/2020	21:00	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I find it hard to believe we have to tell council to approve this, considering how much we need affordable housing in the city...but YES, I support the project at 2538 Birch Street. Please approve this, and convince the people in this city that it is for everyone.	Mr Mike Hanafin	None	s.22(1) Personal and Confidential	Mount Pleasant	No web attachments.
07/06/2020	21:20	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Support	Sasa Lazarevic		s.22(1) Personal and Confidential	Downtown	No web attachments.
07/06/2020	21:33	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 set to achieve high growth in the coming years. We need projects like this now to support our diverse communities where people are able to live close to where they can find employment.	Reza Partow		s.22(1) Personal and Confidential	Downtown	No web attachments.
07/06/2020	21:42	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I highly support high density in the Broadway corridor.	No Name No Name (ps)		s.22(1) Personal and Confidential	Riley Park	No web attachments.

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07/06/2020	21:44	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 rental housing in all areas of the city, for all income levels, so that people can live close to where they work. The proposed project will add 258 rental homes including 58 reserved in perpetuity for moderate income workers. It is family-friendly and pet-friendly, and will inject modern, environmentally-sound rental housing stock into Vancouver?s west side. 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.	Ana Atem		s.22(1) Personal	Mount Pleasant	No web attachments.
07/06/2020	21:55	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I own a townhouse at s.22(1) around the corner from the proposed development. The Broadway corridor is exactly the right spot to densify in order to provide needed rental properties to our great city. Jameson has a proven track record for quality development; further reason I support this application.	patricia glass		s.22(1) Personal	Fairview	No web attachments.
07/06/2020	22:08	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I'm writing in support of this. I live in the Westend of downtown Vancouver and honestly the density here is madness and it would be cool to see the city take the initiative to help disperse the congestion. The city really needs to take these sort of steps like allowing large mixed use developments on the rapid transit routes! It just seems like a simple and effective idea to help alleviate the city's unquestionable congestion issues. (Please don't take that like I'm blaming it on you haha - I just am trying to be transparent with my frustrations.) Simply put look at the various successes other suburbs of metro Vancouver have seen by building up large communities directly beside transit hubs. Surrey, Burnaby, Coquitlam, Richmond, even Port Moody nowadays. And this new birch development is directly on a b line bus route and just blocks from a rapid transit station hub. I mean the proof seems undeniable in my opinion of the practically. but I understand you guys have to consider and digest a lot of other variables I'm probably unaware of / ignorant to lol. Bottom line - it was a freaking Denny's Hahaha I mean com'on. Yes truthfully / shamefully I have had some good drunken grand slam platters there at like 3 am as a kid... But I mean common sense dictates that putting up a residential apartment tower with 100% rental units - in a city that's been plagued for like what 10 years with this rental crisis - a good opportunity to provide 200+ potential families a home. Finally I think it's cool the developer is providing so many subsidized housing in this proposal. I don't know if it's like a mandate from the CoV or was just a rad goodwill gesture of the developer, but either ways kudos to you both, because my eyes were really opened to the need for social and especially subsidized / rent controlled rentals in this city. The sad and unfortunate reality is that most people are living either pay cheque to pay cheque or on just a couple months savings. This city is so darn expensive so I totally feel and sympathize with their pain - but yah I just thought it was great to see the number of units that they've proposed / provided for that cause. If this pandemic showed us anything it's that anyone can become a vulnerable individual in need without an ability to sustain steady income. Kind regards and thanks for reading	dominic aikman		s.22(1) Personal and	West End	No web attachments.

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07/06/2020	22:08	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will add much needed rental housing on the Broadway corridor and it is close to public transit. The site has already been approved for a 16-storey building and the proposed change will add an additional 105 units, half of which will be for households with moderate income. Vancouver desperately needs more rental housing, especially for moderate income households. I hope Council will approve this project.	Ms CAROL LEE		s.22(1) Personal and Confidential		Downtown	No web attachments.
07/06/2020	23:05	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 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 community and city. I fully support the project and urge council to approve it.	Chung wong		s.22(1) Personal and Confidential		Dunbar-Southlands	No web attachments.
07/06/2020	23:20	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 diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Adam Stein		s.22(1)		Shaughnessy	No web attachments.
07/06/2020	23:53	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	We need more housing density, particularly in such a centrally located area.	Tom Coppola		s.22(1) Personal and Confidential		Fairview	No web attachments.
07/07/2020	07:46	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because Vancouver needs more moderate income housing. Vancouver needs to densify and this project is on a commercial corridor that will eventually get a rapid transit line. This is an opportunity to develop property already approved for a 16 story building to include rental property to help alleviate the housing crunch. City of Vancouver needs to find ways to increase their tax base rather than putting pressure on the current base.	Ben Chin		s.22(1) Personal and Confidential		Kensington-Cedar Cottage	No web attachments.
07/07/2020	08:24	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I just want to say as a resident of a Vancouver, it seems crazy to me that there would be any position to replacing the Denny's with rental units. This city desperately needs rental stock. Hopefully this sails through without delay, if city hall cares about residents who rent. Cheers, Christopher Mark	Christopher Mark		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)

07/07/2020	08:26	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	To the relevant persons at the City of Vancouver, This email is about 2538 Birch (Moderate Income Rental), which I support. This project is in a great location and I'd love to live there someday. 2538 Birch (Moderate Income Rental) should be approved for a number of reasons including the following: - 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 - 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 I would also like to see the following if possible: - I'm disappointed that the project doesn't have even more units - I would like the project to have more family-sized units - Building homes near homes shouldn't require a decision from council. Respectfully yours, Nicholas Lauga s.22(1) Personal	Nick Lauga		s.22(1) Personal	Unknown	No web attachments.
07/07/2020	08:27	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Please register my support for this project. We can not keep pretending that basement apartments and laneway houses are going to solve this housing crisis. Jason Cassels. s.22(1)	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)

07/07/2020	08:29	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	<p>Hello, I would like to express my support for the development at 2538 Birch St. I live in the neighbourhood, near s.22(1) I am consistently disappointed at Vancouver's various communities pushing back against any housing other than single family homes. When its 28 stories with more moderate income housing, it's "too tall" or "not affordable enough." When it's temporary modular housing, it's fear of the homeless or drug users. When it's 4 stories in an area with mostly houses... Well, that's too tall too, and probably "gentrifying" even though the houses nearby are worth many times a single unit in the proposed development. The truth is that cities, like Vancouver, are places of opportunity. We have jobs, innovation, services, excitement, and more. That's why we moved here 5 years ago, in the hopes that they city would provide more opportunities us. It has, and I think we've made meaningful contributions back. That's why I support this development. Because every year, as I hear from people trying to move here, either from the suburbs or further afield, the lines at the open houses get longer and the application processes more vicious. Because every year, more people cram themselves into apartments they can't afford, sometimes with people they can't escape. Because the way we create housing in this city (like many others) is completely and utterly broken, maintaining a status quo that largely benefits wealth (financial and otherwise, earned or inherited). We need more affordable housing. We also simply need more housing. This development offers both. MIRHPP is far from perfect. I'd like to see more high quality social housing. But with the tools at our disposal, it's one of the better things we can do, until we fix our broken zoning system and social priorities. Raphaël Titsworth-Morin</p>	Raphael Titsworth-Morin		s.22(1) Personal and	Unknown	No web attachments.
07/07/2020	08:30	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	<p>Hi, I am writing regarding my support for 2538 Birch (Moderate Income Rental). The project is close to my home in Fairview. I urge you to approve the project because: ? If there are more homes like this, it's less likely that New Vancouverites will be able to continually afford to live in our city. ? 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 I would also like to see the following if possible: ? I believe the neighbourhood, the city, and the region, would benefit if the project was allowed to include even more units. ? Building new homes near existing homes shouldn't require a decision from council. ? This building needs to be taller with more density to respond to the future explosive growth of the Broadway Corridor. Sincerely, Jean-Paul Cote s.22(1) , Vancouver, BC</p>	Jean-Paul Cote		s.22(1) Personal	Downtown	No web attachments.

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

07/07/2020	08:30	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	To whom it may concern: This is just a short note to express my support for 2538 Birch (Moderate Income Rental). Fairview is a nice place and I personally would like to live there. I support 2538 Birch (Moderate Income Rental) for the reasons listed below: ? It will help keep local housing prices down ? 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 There are some things that could be improved: ? I believe the neighbourhood, the city, and the region, would benefit if the project was allowed to include even more units. In short, council should approve this project. Respectfully yours, Mark Lister	Mark Lister		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/07/2020	08:31	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	To whom it may concern: This is just a short note to express my support for 2538 Birch (Moderate Income Rental). Fairview is a nice place and I personally would like to live there. I work in the neighbourhood. Some of my friends and family live in Fairview, and I want the best for them. I urge you to approve the project because of 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 I have some suggestions for improvement that do not detract from my overall support: - It's disappointing that a project like this requires a rezoning Respectfully yours, Mike Benn s.22(1)	Mike Benn		s.22(1) Personal	Unknown	No web attachments.
07/07/2020	08:31	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). I live close to the proposed development site. I have friends and family in the neighbourhood. I urge you to approve 2538 Birch (Moderate Income Rental) 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 - 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 - I want to see proper densification of a major transportation corridor I do have some ideas for improvement: - I'm disappointed that the project doesn't have even more units Sincerely, Tim Ell s.22(1) Personal and Vancouver	Tim Ell		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)

07/07/2020	08:34	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Hi I am emailing to give my full and unwavering support for the proposed rental apartment to replace the old Denny?s. As a poor person myself, I can attest to how expensive privately owned rental properties are dangerous to my ability to live. Rent control needs to be implemented for our well-being, but good public housing must accompany that. If you would like to hear me speak in person or have questions, please reach out. Riley	Riley		s.22(1) Personal and Confidential		Unknown	No web attachments.
07/07/2020	08:49	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.	Sherman Scott		s.22(1) Personal and		I do not live in Vancouver	No web attachments.
07/07/2020	08:51	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.	Richard Anderson	s.22(1) Personal and	s.22(1) Personal		Kerrisdale	No web attachments.
07/07/2020	09:20	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.	Claudia Claasen	s.22(1)	s.22(1) Personal and		Mount Pleasant	No web attachments.
07/07/2020	09:25	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project. We need more rental housing and density along the Broadway corridor to match the transit lines. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. These are the type of buildings we need more of.	Rosey Hudson		s.22(1) Personal		West End	No web attachments.

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

07/07/2020	10:28	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.	Daniel Schulz	s.22(1) Personal and	s.22(1) Personal and	Riley Park	No web attachments.
07/07/2020	10:34	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Hello, I hope this note finds council and staff in good health. I?m writing in support of this development as a former resident of the south Granville community s.22(1) My wife and I were forced to move away from our residence at the aforementioned address when our landlord chose to move in and sell the apartment. My wife works at VGH and our desire was to stay within walking distance of the hospital. Unfortunately with .5% rental vacancy at the time this was not possible and we ultimately moved to the east side. Developments like this are crucial to ensuring our working class can live close work. Study after study shows how commute time is directly proportional to ones physical and mental health. Beyond my families direct interest, Broadway is the cities second down town, the regions second most dense concentration of work places and the busiest bus corridor in North America. The scale being proposed is justified with the above in consideration, if not short of what is truly required. I urge staff and council to think of people first. It?s easy to be dissuaded by blockish-orange models when portrayed next to classic 3 storey brick walk ups. Cities grow, context and contrast are embraced by many (I would argue a silent majority). In summary, I hope that this development is supported and approved so that more people can live closer to their work and other natural amenities this city has to offer. And I remind council that they are not architects, engineers or city-landscape designers; please refrain from engaging in Clay model exercise wasting valuable time of everyone involved, the UDP exists for a reason. Kind Regards,	Garrett McDonald		s.22(1) Personal and Confidential	Grandview-Woodland	No web attachments.
07/07/2020	10:37	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I live a few blocks away from this site and fully support this development. Vancouver needs more of all forms of housing. The silent majority does not fear tall towers but welcomes the opportunity for more neighbours to join this neighbourhood.	Evan Taylor		s.22(1) Personal	Kitsilano	No web attachments.

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

07/07/2020	10:42	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 Cooper		s.22(1) Personal and	Kitsilano	No web attachments.
07/07/2020	10:45	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I strongly support this project because it will bring affordable market and moderate-income housing into a great area of Vancouver that is in high demand for renters. We need more affordable housing in all areas of the city so that our local residents can live close to where they work. The proposed project will add hundreds of much needed rental homes including dozens of moderate income units which is fantastic. The project will also create new retail space which will improve the area and provide a new group of residents to support small businesses in the area which need more help than ever. I strongly encourage Council to approve this project- a no-brainer improvement to this area from an affordable housing standpoint considering the site could've alternatively housed low-rise, luxury condo units within the existing C-3A zoning.	Charlie	Local resident	s.22(1) Personal and	Downtown	No web attachments.
07/07/2020	10:53	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I fully support this proposed development as it would bring new Moderate Priced Rental Housing where it is needed most	Dennis & Kathy Meakin	s.22(1)	s.22(1) Personal	Unknown	No web attachments.
07/07/2020	10:54	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I am a millennial resident of Vancouver. Please build more housing for middle class millennial such as myself. Apartment and house prices are mostly out of my peers' affordability.	Tim		s.22(1) Personal	Victoria-Fraserview	No web attachments.
07/07/2020	10:59	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this rezoning. It's a great place to have this density, I hope buildings of this density can also be built in Dunbar and South Vancouver. Thank you, Vincent	Vincent Pierce		s.22(1) Personal and	Unknown	No web attachments.
07/07/2020	11:08	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.	DANIEL MAURO	s.22(1)	s.22(1) Personal and	Shaughnessy	No web attachments.
07/07/2020	11:16	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Our city needs more rental projects, especially in main corridors such as Broadway. I hope The City starts expediting the approval process as promised during election.	Arash Emamy		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)

07/07/2020	11:30	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	The height of 28 floors and the density are appropriate for Broadway. This project adds much needed rental and moderate income housing to this area.	Ken Paquette		s.22(1) Personal and Confidential	Grandview-Woodland	No web attachments.
07/07/2020	12:08	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Hello, I live at s.22(1) Personal a bit behind this development, and my wife Janice and I support this application 100 percent. It is just 2 blocks from the new SkyTrain line at Broadway and Granville and from there the residents will be able to travel all over the city. I would like to see a lot more of these tall buildings built near the new sky train lines to keep all the services together. The Dennys that used to be in the location had a lot of vehicles coming and going early in the morning to late at night, this building should have a lot less traffic. Best of all all those people in one place will help protect our farmlands. Thank you, Richard	Richard Duncan	none	s.22(1) Personal and Confidential	Fairview	No web attachments.
07/07/2020	12:15	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Housing needed for larger population Larger tax base for city Saving farm land by adding vertical housing Density near new transit stop - fewer cars Infrastructure for water, sewage etc more efficient Underground parking available I live 2 blocks away and think this would be a great addition to our city and neighborhood.	KAREN BERGMAN	None	s.22(1) Personal and Confidential	Fairview	No web attachments.
07/07/2020	12:30	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I fully support this development - it is conveniently located to local amenities, and will be adjacent to transit when the sky train extension is complete. Given the chronic shortage of affordable housing in Vancouver, it is also really positive to see that the development will provide moderate income units.	Kate		s.22(1) Personal and Confidential	Mount Pleasant	No web attachments.
07/07/2020	12:42	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.	Jordan Scott		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)

07/07/2020	12:45	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I work near Granville & Broadway and live in Vancouver. I pass by posters daily opposing this project and I felt I needed to make my support for this project heard. I rent and I know that our city has a rental crisis with a 1% vacancy rate. It is my belief that anyone against this proposal for the private sector to provide a bunch of badly needed rental housing would not have Vancouver's best interests at heart. I understand that many Council members were elected by certain groups of voters, but once you become a representative of Vancouver you are required to act in the best interests of every resident instead of selfishly only helping your own small group. This building may not directly help the poor, but it will indirectly help them through the taxes it pays (which Vancouver desperately needs), the jobs it creates, and the people it helps who will then help others). This building will help almost every resident of Vancouver, the only loss I can think of is a bit of the view enjoyed by a small few. Given that this is near a skytrain, a major transit/employment corridor, and is near the centre of Vancouver if we can't build a tower here where can we build one? Its insanity that this tower isn't bigger and is facing opposition at this height when Burnaby/Surrey/Coq are building them at twice this height. Gregor Robertson in a speech made at the very beginning of the Broadway corridor proposal promised Vancouver residents that Vancouver would not make the mistakes it had made along the Expo line stations and leave the area undeveloped. This was a promise made by the past mayor that you are now duty bound to follow. In addition, in the Metro 2040 plan Vancouver committed to greatly densifying this area. Bigger buildings are much better for the environment than multiple small ones and a big building near a skytrain station greatly reduces each persons environmental footprint. Economies of scale hold true with the bigger the better. If this proposal was triple the height and FSR I would still support it and I would hope that as the leaders of this city you would too as it greatly betters our long-term future. My only remaining comment is that as we develop Broadway (as we all know that we will be building a lot of density in the area) Council must ensure that adequate commercial/retail spaces are created to service residents so they don't need to travel to get to them. We need a large grocery store and you must ensure one gets built (perhaps offer additional density). Granville & Broadway must become the link to Downtown, Granville Island, UBC, and the Oak/Cambie Employment Centre and you must ensure it has a variety of resources for current and new residents. I wish this building had a grocery store at the bottom, hopefully the next one will. Vancouver is a global hub city that is only growing, look towards the future rather than fight to retain the past.	Chris		s.22(1) Personal	Downtown	No web attachments.
07/07/2020	13:00	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. I am informed it 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 ? including entry level health care workers, firefighters, police officers ? can live close to where they work. I request Council to approve it.	Ben Hagen		s.22(1) Personal and	Strathcona	No web attachments.
07/07/2020	13:20	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	but the MIRHP Program is really important for renters. This building will deliver a lot of housing to people who need them.	Ming Yin	Me	s.22(1) Personal and	Mount Pleasant	No web attachments.

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

07/07/2020	13:25	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I fully support this project so long as it maintains the affordable rental units in the current proposal. Finding rental units in Fairview is challenging and rent in newer buildings is often totally unaffordable. I also think the location on Broadway is appropriate as it is a busy transit and commercial street. Those of us living off broadway in Fairview will still be able to maintain the residential feel of our neighbourhood. I welcome the new renters and the commercial space that will be included with the new building.	Jorgen Harink	1990	s.22(1) Personal and	Fairview	No web attachments.
07/07/2020	13:59	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	As a renter and a member of Generation Y making a moderate income, I truly hope Council's goal to build a liveable, affordable, and accepting city for young people (GenY & Z) and their growing families will continue with the support of the MIRHPP buildings across the City. There is zero displacement on this site and standing in line at a viewing with 20 other young people competing over rentals has to stop - as we need more rental housing. Friends of mine in the arts & culture community, even newly graduated teachers, and nurses cannot afford to live in this city and we shouldn't punish them out over maintaining the status quo. Please vote yes to homes for my and the next generation's housing that we needed yesterday and so moderate income families can afford in one of the most transit friendly and employment-rich areas of the city outside downtown. We too would like to live in this neighbourhood (and I tried) to enjoy what the current residents cherish: bike friendly, walkable, close to work, and amazing parks. There will always be sunshine, but there always doesn't have to be lineups around the block for a 400 square foot apartment with cigarette burns in the carpet.	Methodius Hawryluk		s.22(1) Personal	West End	No web attachments.
07/07/2020	14:12	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.	Rachel Elenore Thomas		s.22(1) Personal and	Dunbar-Southlands	No web attachments.
07/07/2020	14:26	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.	Josh Bender		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)

07/07/2020	14:34	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support the project at 2538 Birch Street	Sarah Boland		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/07/2020	14:38	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.	Litsa Petrakis		s.22(1) Personal and Confidential	Mount Pleasant	No web attachments.
07/07/2020	14:45	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 to express my support for 2538 Birch (Moderate Income Rental). Someday I'd like to live in the area. I'm a resident of Fairview. The project is close to work for me. This development is good for Vancouver for the following reasons: ? I would like to move to Fairview someday, and that will be easier if there are more homes there ? 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 ? 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 ? Please include rentals that are reasonable/affordable for all income levels, but especially please consider low-moderate single income individuals and families. Please diligently considering approving this project and more projects like this. Best regards, Alana Bourne	Reilly Wood		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/07/2020	14:53	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.	Kathy Young	s.22(1) Personal and Confidential	s.22(1) Personal and Confidential	Kerrisdale	No web attachments.

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

07/07/2020	15:10	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.	Michele Konnert		s.22(1) Personal and	Dunbar-Southlands	No web attachments.
07/07/2020	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 a diverse and resilient employee base. I urge Council to approve it.	Steve Dunbar		s.22(1) Personal	Dunbar-Southlands	No web attachments.
07/07/2020	15:58	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.	Vanessa Tentes		s.22(1) Personal	Unknown	No web attachments.
07/07/2020	15:58	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I fully support this project because I believe Vancouver needs more affordable housing options for many of the moderate income earners and young residents who are just starting out in life.	Jila Partow		s.22(1) Personal	Downtown	No web attachments.
07/07/2020	15:59	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I fully support this project because I believe Vancouver needs more affordable housing options for many of the moderate income earners and young residents who are just starting out in life.	Jila Partow		s.22(1) Personal	Downtown	No web attachments.

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

07/07/2020	16:10	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	<p>Hello, I wanted to briefly write a note of support for the proposed development on Birch St. As a lifelong renter in and around Vancouver, who has been renovicted three times by Vancouver landlords seeking to capitalize on the out of control demand for rental housing, I think it is critical that City Council approve this sorely needed addition of rental housing stock. Resolving our housing crisis will not be possible if Council is not prepared to take action and ensure that medium- and high-density development is possible in the City. Failing to do that effectively forces out renters and low- and medium-income households, contributing to a less inclusive and less vibrant city future. I'm a young professional that would like to stay in the region for years to come, as this is the city I was born in and would like to remain in. However, the housing crisis jeopardizes that dream. As it currently stands, I will not be able to purchase a home in the foreseeable future, even with a partner with a similar professional income, as we cannot depend on loans from the Bank of Mom and Dad. And finding a suitable place for rent is not easy when so many other young professional couples and young families are in the same position, facing a disastrously low vacancy rate. The approval of one project won't fix things overnight, but it would be a strong, positive signal that things can get better. Please approve this development.</p> <p>Sincerely, Margareta Dovgal</p>	Margareta Dovgal		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/07/2020	16:12	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	<p>Hello, I would like to register my support for 2538 Birch (Moderate Income Rental). I live in Fairview and will be affected by this project. Council should 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 Of course in an ideal world, things would be a little different: - I'm disappointed that the project doesn't have even more units - The project could have more family-friendly units - Building homes like this shouldn't require an entire rezoning I urge you to approve this project. Sincerely, Ian Lederer</p>	Reilly Wood		s.22(1) Personal and Confidential	West End	No web attachments.

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

07/07/2020	16:13	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). Some of my friends and family live in Fairview, and I want the best for them. This project deserves to be approved 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 - I want more density along a Skytrain route I would also like to see the following if possible: - Building homes near homes shouldn't require a decision from council. Best regards, Mark Sommer.s.22(1) Personal and Confidential	MARK SOMMER		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/07/2020	16:20	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Dear council, please approve this project. The Broadway corridor is a huge opportunity to build transit-oriented development with amazing SkyTrain access. Please ignore the NIMBYs in their single-family homes, complaining about "changing the character of the neighbourhood". The character has already changed - people on moderate incomes can no longer afford to live here. This building, with allowances for permanent below-market rental, will allow the "missing middle" to return to the city of Vancouver. Please add additional criteria to protect renters and users of this building if you deem fit, but please keep the number of units as proposed, so we can bring more people to Broadway. Thank you.	No Name No Name (ps)		s.22(1) Personal and Confidential	Mount Pleasant	No web attachments.
07/07/2020	16:41	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.	Roe Gabriel		s.22(1) Personal and Confidential	I do not live in Vancouver	No web attachments.
07/07/2020	17:29	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.	Alastair Fergusson		s.22(1) Personal and Confidential	Grandview-Woodland	No web attachments.
07/07/2020	17:33	PH2 - 1. CD-1 AMENDMENT: 2538	Support	see attached letter of support	Sukhiqbal Sidhu	s.22(1)	s.22(1) Personal and Confidential	Unknown	APPENDIX A

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

07/07/2020	17:36	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	As a renter, i support the proposal for 248 rental homes (53 below market).	jocilane romualdo		s.22(1) Personal and Confidential	Dunbar-Southlands	No web attachments.
07/07/2020	17:41	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.	Dimitri Kotsalis	s.22(1) Personal and Confidential	s.22(1) Personal and Confidential	Unknown	APPENDIX B
07/07/2020	17:44	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project as it provides moderate income housing for our employees within the Vancouver City boundaries. This is important, as it would allow them to have more time with their families instead of spending significant time commuting back and forth to work.	Laura Mclachlan		s.22(1) Personal and Confidential	West End	No web attachments.
07/07/2020	18:04	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. Select your neighbourhood from the drop down menu	Dimitri Garyfallos		s.22(1) Personal and Confidential	Dunbar-Southlands	No web attachments.
07/07/2020	18:13	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.	Manarey Casey		s.22(1) Personal and Confidential	Shaughnessy	No web attachments.
07/07/2020	18:36	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.	Leila Getz		s.22(1) Personal and Confidential	Arbutus-Ridge	No web attachments.

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

07/07/2020	20:04	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support the affordable housing development proposal at 2538 Birch. There are moderate income earners who work in many sectors such as healthcare and education. They need access to affordable living close to their places of work.	Roderick Tukker		s.22(1)	Dunbar-Southlands	No web attachments.
07/07/2020	20:22	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Vancouver needs attractive, reasonable rental units	Lili Kay		s.22(1) Personal	Kerrisdale	No web attachments.
07/07/2020	20:35	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	My sister has been a nurse at VGH for over a year now - she started living near Hastings - Sunrise, having to spend a long time commuting to get to work without a car. She tried looking for an affordable rental close to work but struggled to find anything but a studio on Broadway. I don't believe that people like my sister should struggle to find options. The city should not lock people like her out by not building more homes. The amount of resistance against new homes is crazy, and my sister and I just can't understand why they don't want her living nearby.	Albert Kim		s.22(1) Personal	Riley Park	No web attachments.
07/07/2020	20:37	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support for this project as the current housing market is not affordable for most families. This would allow moderate income families to live in Vancouver and bring diversity to the area. This would also benefit the neighbourhood, by potentially stimulating the growth of other businesses.	H. Ko		s.22(1)	Unknown	No web attachments.
07/07/2020	20:57	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	There is not enough rental housing at affordable rents. 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.	Howard Malchy	s.22(1) Personal	s.22(1) Personal and	Unknown	No web attachments.
07/07/2020	20:58	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I fully support the purposes building, I live in the area and we definitely need more housing.	Imran Khan		s.22(1) Personal and	Fairview	No web attachments.
07/07/2020	21:39	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.	Romana Vana	s.22(1) Personal	s.22(1)	Fairview	No web attachments.

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

07/07/2020	21:44	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.	John Kim		s.22(1) Personal	Kitsilano	No web attachments.
07/07/2020	22:06	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Dear City Council, I am a resident of Vancouver writing to support this rezoning application because passing this bylaw would give me an opportunity to live closer to my place of employment while reducing my impact on traffic, since it is close to transit. I hold a degree in Engineering, I worked in engineering for three years, and I am nearly finished law school. Yet, like many, I have struggled and continue to struggle with living in Vancouver due to its cost. Intergenerational wealth does not exist in my family (I occasionally assist my parents with a bill here or there), and while one may think that being a lawyer would elevate one's financial status above anything this rezoning would offer, that is not the case. Law graduates often make around \$50,000 upon graduation, jumping to \$60-70,000 after being called to the bar. Therefore, as a lawyer, I would not be looking at the market rentals offered around Vancouver but the rentals allowed by the MIRHPP such as this one. After a couple years, I could consider the market rentals offered by this rezoning. And that is as a lawyer. I cannot help but think of the other professionals in Vancouver such as nurses, teachers, plumbers, etc. in similar situations. While the question, "why not move to the suburbs?" is an appealing question to ask, the natural question that arises in response to this is, "then who do you think should live in Vancouver? If not the nurses, teachers, plumbers, and others, who deserves to live here? Only the ones privileged with intergenerational wealth? Should professionals be relegated to living with roommates or basements?" Thank you, Kai	Kai Hsieh		s.22(1) Personal	Kerrisdale	No web attachments.

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

07/07/2020	22:37	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this proposal. I live in the neighborhood about two blocks away from the site. Two Broadway Subway stations will be close by. It's also a busy jobs corridor - VGH, BC Cancer, and St. Paul's will be close by by the time the Subway is built. The zero displacement aspect of the site is great as well as the moderate income rentals. A rental building with secure rentals will not ruin the neighborhood. Fairview/South Granville needs more residents - just look at the stores along Granville that have had to close recently. There are also quite a few nearby hair salons that would benefit from a younger more hairy crowd. The shade of the building will be good as the immediate part of Broadway in front of it features double wide sidewalks and six lanes of pavement so in the summer the experience is akin to being on a grill. Finally, MIRHPP towers have gone in on the east side, so west side needs to step up.	Andrew Ferris		s.22(1) Personal	Fairview	No web attachments.
07/07/2020	22:40	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.	Nolan Schwab		s.22(1) Personal	Unknown	No web attachments.
07/07/2020	22:52	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	The need for rental homes is needed more today than ever before and we can not afford to wait to deal with the supply issues. Forecasts are telling us how low the vacancy rates are and Vancouver has one of the highest rents in Canada. I believe the city needs to rethink of the Broadway corridor from Main to Arbutus and how it wants it to look like. With the skytrain extension coming up this corridor needs more greenery more people living and working in this neighbourhood. All we have now is a bunch of office towers and other big box store buildings that make the Broadway corridor very hohum. The positive opportunity that this building has it will provide more activity in the area, which will reflect on the business of the local shops and an opportunity to turn a boring area into something appealing with character to all.	Michael Mitsiadis		s.22(1) Personal and	Kitsilano	No web attachments.
07/07/2020	22:59	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 like me. I urge Council to approve it.	Grace Alcodia		s.22(1) Personal and	Sunset	No web attachments.

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

07/07/2020	23:03	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 like me. I urge Council to approve it.	Marie Gascon		s.22(1) Personal and	Sunset	No web attachments.
07/07/2020	23:16	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Increased density along Broadway and major transit routes are necessary. I support increased building heights along Broadway and this project.	Robert Kwei		s.22(1) Personal	Mount Pleasant	No web attachments.
07/07/2020	23:53	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 like me. I urge Council to approve it.	Frederick Factor		s.22(1) Personal and	Killarney	No web attachments.
07/08/2020	00:15	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	As a young adult that grew up in Vancouver I believe we should have the opportunity to make our home in this community. The project provides for much needed rental housing and more than 50 of the suites are moderately priced based on family income. This decision being made now will have a positive impact for future residents. Their voices are not here today to support the chance for them to live and rent in Vancouver. Council is making a decision for future generations and hopefully it supports this project.	Sean Letvinchuk		s.22(1) Personal	Dunbar-Southlands	No web attachments.
07/08/2020	01:39	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	As a 22-year-old student living in Vancouver, I firmly believe we should support this rezoning application and the kind of density it would bring to the Broadway corridor. Given the close proximity of the site to both downtown and the future Skytrain station at Granville, I think there is no reason that a 28 story building should not be allowed here. As a city which should be striving in all aspects to be sustainable, we should be supporting developments like this. Sustainable densification is a key pillar of promoting both a green city and future. I believe this 28 story tower would set a good precedent of what can be built in our city; more specifically outside downtown. I really believe we need to support greater densification of the city in areas outside the downtown core, the Broadway corridor is a great place to start. Thank you.	Anjay Seabrook		s.22(1) Personal	West Point Grey	No web attachments.
07/08/2020	01:50	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Dear Mayor and Council, I urge you to please support this development. We remain in a housing crisis and too many young people and young families are at the point of giving up on this city. This is a logical area for increased density and the building is well-designed. Why bother even creating the MIHRPP if you're not going to approve the projects that use it? Please rise to this moment.	Kevin Craig		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)

07/08/2020	05:42	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 adds more than 250 rental spaces including 58 reserved in perpetuity for moderate income workers. I urge Council to approve it.	Dr. Alexander D. Vastardis		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/08/2020	07:06	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Vancouver needs more affordable rental supply. There is a lack of affordable housing options for Vancouvers workforce which translates into a constant challenge for employers to retain staff and long commutes for employees.	Ryan Lermite		s.22(1) Personal and Confidential	Kensington-Cedar Cottage	No web attachments.
07/08/2020	08:06	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.	Gavin Reynolds	s.2	s.22(1) Personal and Confidential	Dunbar-Southlands	No web attachments.
07/08/2020	08:11	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.	Sunil Suvama		s.22(1) Personal and Confidential	West End	No web attachments.
07/08/2020	08:29	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Hello! I support the project at 2538 Birch Street. I used to live at 10th & Birch in an old brick apartment building. It was great, but crumbling. There is lots of rental around there, but it's quite old. It's a walkable neighbourhood, perfect for solving our housing crisis with below-market rentals. -- Boris	Boris Mann		s.22(1)	Fairview	No web attachments.
07/08/2020	08:30	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support the proposed development at 2538 Birch St. The taller the better; that neighbourhood is hollowing out and could use the people, and heaven knows the city desperately needs the housing, especially the below-market suites. Best, Ryan Elias	Ryan Elias		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)

07/08/2020	08:47	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. There are not many opportunities to create needed rental units in the city-this opportunity to add units should not be squandered	Peter Tsiandoulas		s.22(1) Personal and	Unknown	No web attachments.
07/08/2020	08:49	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. There are not many opportunities to create needed rental units in the city-this opportunity to add units should not be squandered	Peter Tsiandoulas		s.22(1) Personal and	Unknown	No web attachments.
07/08/2020	08:51	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I strongly support this project and believe it should be allowed up to 40 storeys. As well there should be far fewer parking spots, it's in a very accessible location by transit, walking and biking.	DANIEL VARGA		s.22(1) Personal and	Mount Pleasant	No web attachments.
07/08/2020	09:05	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.	Mike Hodge		s.22(1) Personal and	Kensington-Cedar Cottage	No web attachments.
07/08/2020	09:22	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because I believed that a lot of people will benefits on it including my family . Please approve this project .	Arnold Vargas		s.22(1) Personal and	Mount Pleasant	No web attachments.
07/08/2020	09:25	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I want to go on record saying I SUPPORT this project, though think 28 stories could cause issues generally. Broadway needs taller buildings and more development, so please ensure something is approved that will set a precedent for more development. Please don't allow the NIMBYs to stymie rental housing and overall modernization along the Broadway corridor as our city grows up!	Spencer Perry		s.22(1) Personal and	Fairview	No web attachments.

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

07/08/2020	09:26	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	The City is in desperate of new built rental housing. We still need another 20,000 units per year, so that this beautiful City is affordable and livable. More Supply = less demand = lower rents.	Russell Long	s.22(1)	s.22(1) Personal	Downtown	No web attachments.
07/08/2020	09:27	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Hi, I moved to Vancouver 15 years ago by myself and have been working hard to save monies to have my own living space. Since then, i have been renting. As I changed careers and moved up the ladder, so as the rental costs which is disadvantageous for me because, i am not able to save enough even for down-payment. I did all i can to save, including having roommates and minimizing extra-curricular activities, i.e. spending time with friends, to not cost money. As the rental property increases, the farther the rental property the cheapest which adds up to my cost of living allowance which means, less savings. It would be nice to have an affordable rental property in Vancouver particularly close to downtown where I have been working for the past 10 years. I think, it is not only I who lives this kind of lifestyle with the hope of having my own property one day. Those who have no family support (like me) or those who are single parents have been hit hard by the soaring hike of property prices. I think, having a cheaper rental properties close to work will result to happier society as people will be able to enjoy life more without worrying if they have enough money to pay for their basic needs, i.e. shelter. I hope that those silent majority like us will be heard. Thank you and kind regards. Delma	Delma Benaldo		s.22(1) Personal	Unknown	No web attachments.
07/08/2020	09:35	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring much needed affordable housing to moderate income families who lives are based in the City Center area	Gerhard Braun		s.22(1) Personal	Unknown	No web attachments.
07/08/2020	09:43	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I write in support of the rezoning of the former Dennys's site. This is the right density in the right area between two future skytrain stations to support the needs of Vancouver renters. Regards, Campbell Thomson	No Name No Name (ps)	None	s.22(1) Personal and	Mount Pleasant	No web attachments.

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

07/08/2020	09:48	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 live and work close to the proposed development site. I'm looking forward to 2538 Birch (Moderate Income Rental) for these reasons: - If there are more homes like this, it's less likely that I will be priced out of the area - 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 Of course in an ideal world, things would be a little different: - I believe the neighbourhood, the city, and the region, would benefit if the project was allowed to include even more units. - I would like the project to have more family-sized units - Projects like this should not require a rezoning. You should rezone proactively so the next one doesn't! - The process for obtaining public input through hearings is broken and favours wealthy NIMBYs with time and resources to resist development of higher density housing. Please consider better strategies for public consultation. Sincerely, Dylan Merrick	Dylan Merrick		s.22(1) Personal and	Unknown	No web attachments.
07/08/2020	09:53	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I think it is a great idea especially for single independent women!	Jenn Lee		s.22(1)	Oakridge	No web attachments.
07/08/2020	09:53	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). The project is close to my home in Fairview. The project is close to work for me. Some of my friends and family live in Fairview, and I want the best for them. 2538 Birch (Moderate Income Rental) is a good 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 I do have some ideas for improvement: - The land should already be zoned to allow homes like this, no rezoning required In conclusion, 2538 Birch (Moderate Income Rental) is a worthy proposal and I urge you to approve it. Best regards, Liz Smith	Liz Smith		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)

07/08/2020	09:54	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). I have friends and family in the neighbourhood. I live in Vancouver. This project is worth your support for these 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 In short, council should approve this project. Thank you for your time, Nadia L. s.22(1)	Nadia		s.22(1) Personal and	Unknown	No web attachments.
07/08/2020	09:56	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Vancouver needs central locations where rents are below market	Emmy Katsis		s.22(1) Personal	Unknown	No web attachments.
07/08/2020	09:59	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). Fairview is a nice place and I personally would like to live there. I live in Fairview and will be affected by this project. The project is close to work for me. I have friends and family who live nearby, and I want the best for them. Council should approve the project for these 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 There are some things that could be improved: ? I'm disappointed that the project doesn't have even more units ? The project could have more family-friendly units ? Building homes near homes shouldn't require a decision from council. Please approve this project. Sincerely, Derek van Pel s.22(1)	Derek van Pel		s.22(1) Personal	Fairview	No web attachments.

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

07/08/2020	10:03	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	<p>Dear Mayor Kennedy and Council, I am in support of the rezoning application for 2538 Birch Street. I have lived in Vancouver for over 30 years and I have seen this city change, adapt and grow all around me. It has not been easy. We have all had to make individual sacrifices for the greater good. The proposed development at 2538 Birch Street is the kind of development that this city needs to resolve the housing crisis. Not only is this development going to provide housing for moderate income families, it will also do so while providing them with an amazing location with easy access to transportation, commerce, job opportunities and entertainment. Vancouver cannot remain a small town. Vancouver needs to grow, and the only direction is up! We need more density, we need higher buildings, we need to give up our closed mindset that fights against change and restricts our options based on views that belong in the last century. Approve this rezoning proposal and show Vancouverites that you do mean to turn Vancouver into a vibrant, energetic, modern and prosperous city. Yours truly, Hector Herrera land-owner and resident of Mt. Pleasant -- Hector</p>	Hector		s.22(1) Personal	Mount Pleasant	No web attachments.
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Public Hearing 2020-Jul-09 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway) (SUPPORT)

07/08/2020	10:12	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I am writing in support of the proposed project at Broadway and Birch by Jameson Developments. The City has clearly struggled to make a meaningful change in rental housing supply over the last 10 years or so, and so this type of rental project is a logical way to balance benefits to builders with benefits to the City. Rental house affordability is an issue, and has been for years; west side rents were unaffordable for me when I graduated from UBC in 1982, and the cost of house, and living in general, in Vancouver is one of the reasons that our son is starting his career in Calgary rather than Vancouver. The building form seems reasonable and the additional height, above 17 storeys, appears to be well-integrated. I suspect the main outdoor amenity areas will be less useful on the east side of the tower, but I do not doubt that there is a design reason for the location. Nevertheless, these areas are most used in the afternoons and evenings, when residents come home from work or meet with friends. The common outdoor space will be in shadow from 1:00 pm on, and that greatly reduces the usability of the spaces, especially in the shoulder seasons. I know that Staff continually request children's play areas, but in my experience, dedicated play areas remain the most under-utilized outdoor spaces in residential buildings. They are the 'single-use plastics' of planning requirements; used once, then ignored. I implore Council not to request reduced parking. In spite of the constant urge to reduce cars, they are still extremely necessary (even if the type of vehicle will change over time). We, like many others, have a car but use it less often. So, 'car-lite' rather than 'car-free' is ultimately a more realistic vision in my opinion. Car sharing has a place, but it remains cumbersome and not a workable solution in many situations. Parking is, and will be, and issue in Vancouver regardless of changes in personal transportation type, and accommodating cars (and motorcycles and scooters) unground remains the most logical solution with the lowest opportunity cost. The applicants have clearly worked very hard to provide many two and three-bedroom units, which is a real benefit to the City. I do wish that the living spaces could be larger in many of the units. They may accommodate a family sleeping, but I'm not sure where they will all sit, or how they will move around in some of the units. I appreciate the exterior material choices and the notable inclusion of significant art. Overall, I support this project and the MIRHP program, and I genuinely encourage Council to approve this project at this stage of the process.	DAMON ORIENTE		s.22(1) Personal	Riley Park	No web attachments.
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Public Hearing 2020-Jul-09 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway) (SUPPORT)

07/08/2020	10:24	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). I have family and friends in Fairview. This project deserves to be approved 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 - I want to live in a city where diverse economic backgrounds are welcome and supported - I want my friends and family to be able to travel to conveniently commute to work by a sustainable mode of transportation. More density supports this - 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 - I don't want to be priced out of Vancouver and more housing supply benefits us all It's disappointing that a project like this requires a rezoning. Doing so makes the units more expensive for the end-user. Please approve this project, and all projects that ensure that Vancouver becomes a welcoming city for all ages and income brackets. Sincerely, Emily Rennalls	Emily Rennalls		s.22(1) Personal	Unknown	No web attachments.
07/08/2020	10:40	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because this area of Vancouver is growing rapidly and desperately needs more low to moderate-incoming housing. Local businesses are already experiencing problems with hiring and retention due to the cost of living in Vancouver, and housing is the largest contributor to these costs. If we want a local businesses to survive in Vancouver, council must support this project, and others like it.	Andrew Johnson		s.22(1) Personal and Confidential	Kitsilano	No web attachments.
07/08/2020	10:52	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.	Angelina Chuvyakova		s.22(1) Personal and	Marpole	No web attachments.
07/08/2020	11:04	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West	Support	Please see my attached letter of support.	Dr. Edmond Chan		s.22(1)	Arbutus-Ridge	APPENDIX C

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

07/08/2020	11:07	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	This area has been long in need of increased density. It's a desirable transit-accessible neighbourhood on a major thoroughfare, and it stuns me that the area is almost fully reserved for suburban landowners and their sprawl of lawns and cars. Vancouver is supposed to be a major city, but certain councilors seem to oppose the very concept of a "city," instead defaulting to the long-obsolete suburban model of 1950s Levittowns, as if they could keep a whole world trapped in time at the expense of human need as well as cultural and economic changes. 28 floors is not "too high" for the project. Tower residents and their neighbours across this city laugh at this idea. Somehow people in dense developments across this city -- and across the world -- are able to lead fulfilling lives in the presence of large buildings without withering away under the occasional shadow. One might think when it comes to urban planning, the needs of the many SHOULD overshadow (literally if not figuratively) the luxuries of a few. I would suggest people who oppose this project simply leave the city and move to Chilliwack, where there are fewer humans who desperately need homes and thus fewer tall buildings to be opposed.	J.R. Bolt		s.22(1) Personal and	Renfrew-Collingwood	No web attachments.
07/08/2020	11:19	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I am very supportive of this project. While some opponents contend that this project does not fit the neighbourhood I could not disagree more. This project is exactly what the neighbourhood needs to make Broadway a more appealing street, add more pedestrians to the area and provide much needed housing to the City. Broadway has long had a history of midrise buildings and so long as the lower levels of the building are designed well this will appear no different. Human interaction with out built form occurs at the ground plane and that is where the effort to make sure this tower fits into the neighbourhood should be spent. Please build this building and hundreds more like it along Broadway. We need the housing and the Broadway corridor needs the residents.	Matthew Cavanaugh	None	s.22(1) Personal and	Kitsilano	No web attachments.
07/08/2020	11:30	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring badly-needed market- and moderate-income housing to an area of Vancouver already designated for high growth. It is consistent with the City's MIRHPP goals and the Broadway Plan guiding principles and wont displace anyone. Council has already approved a 16 storey building at this location. THis proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. I urge Council to approve it.	Mark C. Killas		s.22(1)	Shaughnessy	No web attachments.
07/08/2020	11:37	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 like me. I urge Council to approve it.	Joey Reyes		s.22(1) Personal and	Sunset	No web attachments.

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

07/08/2020	11:52	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. How do we solve the housing problem without projects like this?	James AD Carson		s.22(1) Personal	West Point Grey	No web attachments.
07/08/2020	11:55	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. Someday I'd like to live in the area. I recommend that you approve the project for these 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 ? 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 I do have some ideas for improvement: ? The project could have more family-friendly units Regards, JONGCHAN MOON s.22(1) Personal and New Westminster	JONGCHAN MOON		s.22(1) Personal	Unknown	No web attachments.
07/08/2020	11:56	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Dear Mayor and Councillors, I am writing to support the proposed rental building at Broadway and Birch. I live in the South Cambie neighbourhood, and the Fairview area is a regular part of my weekly routine for shopping and (in before times) dining out. More neighbours will make this a more vibrant, interesting space just as it has done at Broadway and Cambie. More importantly, this building would provide housing for middle income workers and families, exactly where it needs to be. It is already a very walkable neighbourhood, and with the completion of the Broadway subway and Granville Bridge pedestrian facilities, it will be even more accessible. We need more rental housing in Vancouver, and we need to build this housing in places where people can walk, roll, or transit to their destinations. This site is perfect. Thank you, Jamie Lyall s.22(1) ps. I look forward to your discussion of bringing missing-middle housing to neighbourhoods like mine.	No Name No Name (ps)		s.22(1) Personal and	Unknown	No web attachments.
07/08/2020	12:03	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I am in full support of this rezoning. This will provide many units of affordable housing, and more units like this will be able to spread low income housing across the city, instead of concentrating it in certain neighborhoods. There are a multitude of other reasons why this is needed and I will be speaking at the hearing in support of the proposal.	Oliver		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)

07/08/2020	12:22	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project as it will bring desperately needed rental housing into the Vancouver market. With the steady increases in property purchase costs in the lower mainland over the last decade, specially in Vancouver, additional rental options allows more locals to be able to afford to live in Vancouver. I urge Council to approve this project.	Matin Fakhrazadeh	s.22(1)	s.22(1) Personal and		Downtown	No web attachments.
07/08/2020	12:22	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 a diverse and resilient employee base. I as a young adult would benefit from this, and so would many other families, students and more. I urge Council to approve it. You?d be helping the people of vancouver.	Hayley Brennan		s.22(1) Personal and		Grandview-Woodland	No web attachments.
07/08/2020	12:33	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	As a resident of Kitsilano, I feel it's very important that we continue to make efforts to improve the availability of moderate income people like myself. The city is still very unaffordable for many, and approving projects like this is a must-take action to keep moving the needle on affordability.	Ben Wells (ps)		s.22(1) Personal and Confidential		Kitsilano	No web attachments.
07/08/2020	12:40	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this building as it will provide many middle income earners a place to live at a reasonable rate. More buildings this size need to be built on main streets like broadway to increase capacity for living in our city.	No Name No Name (ps)		s.22(1) Personal and		Kitsilano	No web attachments.
07/08/2020	12:48	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Mt wife 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 a diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Brian Mackenzie		s.22(1) Personal and		West End	No web attachments.
07/08/2020	12:59	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Born and raised in this area there is always need for more rental housing options.	Erin Mulhern		s.22(1) Personal		Kerrisdale	No web attachments.

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

07/08/2020	13:07	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.	Mr Peter Dobell		s.22(1) Personal and Confidential	Shaughnessy	No web attachments.
07/08/2020	13:22	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I am the owner of a company (Urban Analytics) that actively monitors the rental apartment market in Metro Vancouver, so I can see first hand how the limited amount of new rental supply that's come to market in recent years has led to steadily increasing rents. While the current COVID situation has softened rental demand somewhat, this is a short-term scenario and rental demand will exceed pre-COVID levels in the foreseeable future. The experience of other tech-oriented cities illustrates how many workers in that industry are more inclined to rent than own. With so much new tech employment being generated in the City of Vancouver, demand for quality new rental accommodations will only continue to increase. Our research also shows that due to the absence of investors in the rental apartment sector of the market, supply has an immediate impact on rents; when supply exceeds demand, we see an immediate drop in achievable rents. Given the current high rental demand projections, the City and region will need to see a significant increase in new rental supply to allow for downward pressure on rents. Based on our analysis, the Metro Vancouver region would need to see 10,000 to 15,000 new rental units completed each year over the next several years for this scenario. While the project proposed for the subject property will represent a small dent in this required new supply it is imperative that more of this new supply in approved and built. In considering the approval of this project I implore Vancouver City Council to make their decision based on what's good for the community as a whole rather than on the immediate adjacent properties.	Michael Ferreira	s.22(1)	s.22(1) Personal and	Mount Pleasant	No web attachments.
07/08/2020	13:39	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	This is the type of project that is desperately needed in the City of Vancouver. It provides hundreds of rental units to a City with unsustainably low vacancies while doing so on a major transit artery. The project falls under the Moderate Income Rental Housing Pilot Program, which is the type of innovative program required to address the shortage of adequate rental housing available in the City. An increased supply of market and affordable rental units at this location would be a major victory for the neighbourhood and the City of Vancouver as a whole.	Clayton Brown		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)

07/08/2020	13:41	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Dear Council, We support the project to redevelop 2538 Birch st to a 28-floor building. The additional will help bring more much-needed below-market homes to Vancouver. With rents and prices as high as they are, we need as much new housing as we can get, of all forms and types. Sincerely, Reynald Hoskinson Caitlin Akai s.22(1) Vancouver BC s.22(1)	No Name No Name (ps)		s.22(1) Personal and	Unknown	No web attachments.
07/08/2020	13:43	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. Fairview is a nice place and I personally would like to live there. I urge you to approve the project 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 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 Best, Anna Gibson s.22(1) Personal	Anna Gibson		s.22(1) Personal and	Unknown	No web attachments.
07/08/2020	14:19	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I want to offer support of the proposed addition to the development at Broadway and Birch. I grew up on the west side of Vancouver and despite a combined familial 6 figure income have been pushed out of the neighbourhood I grew up in by rising costs of rent (nevermind the thought of one day owning a home there). Increasing density is one way to ensure more access to housing across all areas of the Lower Mainland. Also my understanding is that parts of this development will be cost controlled, bringing it even closer to the reach of the folks who aren't privileged enough to own.	Gabriel Hall		s.22(1) Personal and	Mount Pleasant	No web attachments.

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

07/08/2020	14:22	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'd like to live in this area in the future but am having trouble finding a home here, The project is close to my home in Fairview. I work in the neighbourhood. I have family and friends in Fairview. I recommend that you approve the project for the reasons listed below: ? I would like to move to Fairview someday, and that will be easier if there are more homes there ? 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 ? 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 There are some things that could be improved: ? I'm disappointed that the project doesn't have even more units ? Projects like this should not require a rezoning. You should rezone proactively so the next one doesn't! In conclusion, 2538 Birch (Moderate Income Rental) is a worthy proposal and I urge you to approve it. Sincerely, Doria Unrau	Doria Unrau		s.22(1) Personal	Unknown	No web attachments.
07/08/2020	14:23	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Hi, This is just a short note to express my support for 2538 Birch (Moderate Income Rental). I'm a resident of Fairview. The project is near my work in Fairview. I'm from the area, and still feel strongly about the neighbourhood. I have family and friends in Fairview. This project is worth your support 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 - I want this city to support those people who cannot afford housing close to their jobs I have some suggestions for improvement that do not detract from my overall support: - I would like the project to have more family-sized units Please approve this project. Best regards, Genna Bonnor	No Name No Name (ps)		s.22(1) Personal	Unknown	No web attachments.
07/08/2020	14:26	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'm from Fairview and feel a strong connection to the neighbourhood. I'm looking forward to 2538 Birch (Moderate Income Rental) for a number of reasons including the following: ? 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 I would also like to see the following if possible: ? The project could have more family-friendly units I urge you to approve this project. Best regards, Karisma Jutla s.22(1)	Karisma Jutla		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)

07/08/2020	14:45	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 - reducing travel emissions. 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.	Wyatt Johnson	s.22(1)		s.22(1) Personal and	Unknown	No web attachments.
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7 July 2020

210 W Broadway

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 working in the Central Broadway area, I support the proposed project at 2538 Birch Street and urge Council to do the same.

I am a strong supporter of more rental housing in Vancouver for all income levels. We need more homes for people who work here so that they can live close to where they work. This is especially important for moderate income earners that form the backbone of our economy. In my business, we are increasingly finding it difficult to attract and retain talented support staff due to the unaffordability and unavailability of housing nearby. 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 dozens of other major employers, and close to two future SkyTrain stations that will provide even more accessibility.

Let's take this important step now – we can't afford not to.

Sincerely,

s.22(1) Personal and
Confidential

Dr. Bobby (Sukhiqbal) Sidhu
Diabetes Case Manager and Vancouver Resident

7 July 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 am writing in support of the proposed project at 2538 Birch Street and urge Council to do the same.

Open Road Auto Group acquired The BMW Store, MINI Vancouver and Rolls-Royce Motor Cars Vancouver in 2014. As the former General Manager responsible for all three locations since 2011, I can attest to the increasing difficulty in attracting and retaining employees due to the unaffordability and unavailability of housing nearby. We need better housing options for our employees, and we 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 for many of our employees including junior apprentice mechanics, administrative staff and entry level service and product advisors. We are constantly training these employees only to lose them to other locations and businesses in other parts of Metro Vancouver where it's cheaper to live.

The proposed Broadway and Birch location is ideal – walking and biking distance to our location and close to two future SkyTrain stations. We need more rental housing on Vancouver's West Side and the Broadway corridor is ideal. I've heard that some are suggesting we should wait until the Broadway Plan is complete, but my advice to Council is that we can't afford to! You have a golden opportunity to make a huge difference. Please don't delay.

We need to stop making Vancouver a place for non-residents. Instead, let's re-establish it as a place where people make it their forever home and continue to contribute to our future resilience as a city.

Sincerely,

s.22(1) Personal and Confidential



Dimitri Kotsalis,
Vice-President, Retail Operations
OpenRoad Auto Group

THE UNIVERSITY OF BRITISH COLUMBIA



Department of Pediatrics

Faculty of Medicine
Division of Allergy & Immunology
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July 7, 2020

Mayor and Council
City of Vancouver
3rd floor, City Hall
453 W. 12th Ave
Vancouver, BC V5Y 1V4

Dear Mayor and Council,

RE: Support for 2538 Birch (formerly 1296 West Broadway)

I am a physician and a researcher, leading teams of staff for both patient care and research. On both of these teams, our staff include secretaries, nurses, laboratory technologists, research coordinators, students, and resident (trainee) physicians.

Throughout my career, a variety of my staff have expressed to me frustration in finding affordable housing in Vancouver, especially affordable rentals. A good example is one of my previous research coordinators (who moved from Montreal to Vancouver) described to me several stressful moments related to housing, and ultimately, he had to leave our team. He told me experiences such as an ad for a rental property going up, and him needing to on the day the ad went up not only apply but take time off work to go for an immediate interview with the prospective landlord, such was the demand and competitive nature of the process. He would have to team up with 3 or 4 friends to share a rental property, since it was too difficult and unaffordable for him to rent something on his own. Within months of securing one rental, he was told to move out immediately because the landlord planned to sell the property at a profit and retire early. He had several such negative experiences during roughly 1 ½ years of working with me, and it was not only stressful for him but it affected his work productivity. Another example is one of my current research staff has to commute from Maple Ridge to BC Children's Hospital everyday via public transit, which continues to be very stressful. I have many other such examples from my teams. Choosing between undesirable options such as the confusing and difficult process of finding an affordable rental in Vancouver versus long commutes from surrounding communities outside Vancouver is really challenging for my staff, and I suspect not unique for many workplaces in the city.

Without affordable housing, several of my staff or staff that I intend to hire will be forced to make these difficult decisions. The outcome of them not being able to work for my teams would compromise our clinical and research programs. Currently we are the only academic hospital-

based program in Western Canada and only one of two sites in all of Canada offering a cutting-edge treatment for anaphylactic life-threatening food allergy called oral immunotherapy (OIT). Without the security of affordable housing for our program, which is located at BC Children's Hospital, we will be unable to maintain our innovative approaches towards taking care of children with food allergies.

In summary, I strongly support the development of 2538 Birch, which is centrally located along the bustling Broadway corridor and close to our program based at BC Children's Hospital. It and other buildings like it that dedicate a proportion of its properties to moderate income rental housing will be of great benefit to workplaces like mine, that have experienced difficulty finding affordable housing.

Sincerely,

s.22(1) Personal and
Confidential

Edmond S. Chan MD, FRCPC, FAAAAI
Head | Division of Allergy & Immunology | Department of Pediatrics, Faculty of Medicine
Clinical Associate Professor, The University of British Columbia
Clinical Investigator, BC Children's Hospital Research Institute
BC Children's Hospital, Allergy Clinic, Room 1C31B, 4480 Oak St | Vancouver, BC Canada V6H 3V4