

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

s.22(1) Personal and Confidential

Date Received	Time Created	Subject	Position	Content	Name	Organization	Neighbourhood	Attachment
07/08/2020	15:09	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	An additional 105 rental homes over the already approved project will be a boon to the City. WE NEED RENTAL!	Steve Horovitz		West Point Grey	No web attachments.
07/08/2020	15:11	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.	Chris Melanidis		I do not live in Vancouver	No web attachments.
07/08/2020	15:22	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Vancouver needs much more affordable housing. This address is a perfect area for people who work in Vancouver to easily commute to and from work, by bicycle or transit.	Carleigh Kage		Oakridge	No web attachments.
07/08/2020	15:31	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 a diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	William Liu		Oakridge	No web attachments.
07/08/2020	15:50	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.	Andres Castillo		Downtown	No web attachments.
07/08/2020	16:26	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Please see the attached letter from MLA Heyman.	George Heyman	MLA Vancouver-Fairview	Unknown	APPENDIX A
07/08/2020	17:17	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I write in support of the Birch development and urge you to consider many more buildings under MIRHPP. Additionally, I urge you to consider allowing for more medium-height MIRHPP buildings away from arterial roads.	Nadja Komnenic		Fairview	No web attachments.
07/08/2020	17:37	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.	Jon Ramscar		Unknown	No web attachments.
07/08/2020	17:46	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.	Luis Castillo		Unknown	No web attachments.
07/08/2020	18:42	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I asM a renter, and With the rental crisis continuuing and retail housing being in affordable for many I fully support this build. With it being so close to so may local businesses, the residents of the building will shop close to where they live supporting local businesses. This I also fully support	Colleen Gould		I do not live in Vancouver	No web attachments.

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07/08/2020	19:34	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I agree with the City of Vancouver Referral Report recommending that this project be approved as described in that report. The building is 100% rental units which can provide housing for nearby major employers such as VGH and other medical institutions, Vancouver City Hall, and VPD office on Cambie, as well as housing for staff and small business owners in the surrounding community. And some 22% based on floor area of the building is for units at below rents based on the City's MIRHP program.	Don Meents		Kerrisdale	No web attachments.
07/08/2020	20:21	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I fully support this project - please see the letter attached	Brita Gardom McLaughlin		Shaughnessy	APPENDIX B
07/08/2020	20:26	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	In support BUT BUT BUT BUT BUT BUT BUT BUT BUT BUT we can't keep building family housing without ensuring families have accessible schools. While this is NOT under the jurisdiction of the city I have seen the stress, anxiety and despair this puts on families when you're 50th on the waitlist (as my child was). This destroys communities and family-centric development CANNOT continue without this being addressed. It would be cruel and unusual punishment to provide housing at such a transit/bike/walk friendly location but no accessible/walkable school.	Lisa McAllister		Mount Pleasant	No web attachments.
07/08/2020	20:58	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.	Roman Johnson		Kitsilano	No web attachments.
07/08/2020	21:06	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I am writing to support this project as it will bring over 250 extremely needed rental units to a very accessible part of the city, including many moderate-income units. 2538 Birch is a ~10 minute bike or ~30 minute walk to downtown and just down the street from the Broadway-City Hall Station, making this a perfect location for these homes.	Graham Cook		Downtown	No web attachments.
07/08/2020	21:34	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. It's consistent with the City's MIRHPP goals and the Broadway Plan guiding principles and won't displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support diverse and resilient communities where people can live close to where they work. I urge Council to approve it.	Taylor Ball		West Point Grey	No web attachments.
07/08/2020	21:53	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Mayor and Council, Please see my attached letter of support for these needed moderate income homes. I urge you to approve this proposal. Thanks,	Scott de Lange Boom		Unknown	APPENDIX C
07/08/2020	22:19	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I enthusiastically support the proposed development of a 28 floor tower. Our city is in desperate need of more affordable housing. So while I think much more needs to be done, and done faster, this will be a positive addition to the neighbourhood and to the city as a whole.	No Name No Name (ps)		Marpole	No web attachments.
07/08/2020	22:45	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it is needed in the neighbourhood. It will add much needed 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.	Lisa Tsiandoulas		Unknown	No web attachments.
07/08/2020	23:36	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project. we need more projects like this!	Amir Shidfar		Unknown	No web attachments.

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07/08/2020	23:40	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.	Jihangir Ali Mohammed		s.22(1) Personal and Confidential	West Point Grey	No web attachments.
07/09/2020	00:03	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I'm writing in support of the Broadway and Birch St. project. As the new subway along Broadway readies, I've been following the projects that have been proposed around the new stations closely. The Broadway corridor is such an important business and transit corridor, so I applaud the addition of a subway. I do hope we see a significant amount of residential units along the corridor that will take advantage of this expensive, but necessary piece of transit infrastructure. It's extremely difficult to develop meaningful density in the Westside due to so many people not wanting future growth in their backyard, so the subway is an excellent way to get growth along an already established corridor. Fighting urban sprawl by developing mid-to-high density on preexisting sites, and pairing it with rapid transit is the best way forward for Vancouver. Let's give as many people as we can an opportunity to live in Vancouver, and contribute to the future of the city.	Andrew Rochfort			Downtown	No web attachments.
07/09/2020	07:43	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	we need this type of housing	irving dardick			Kitsilano	No web attachments.
07/09/2020	09:04	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	As a resident of the neighbourhood, 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 - and a neighbourhood that is already set up with amenities, services and transit to handle the additional density. It?s consistent with the City?s moderate income rental housing goals and the Broadway Plan guiding principles, and won?t displace anyone. There was a Denny's restaurant and a parking lots there before - that was not the best use of space in our neighbourhood, especially on the Broadway Corridor. 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. As someone who was evicted from my home just a few blocks away two years ago, and who has lived in the South Granville Neighbourhood for almost 20 years, I know how hard it is to find reasonable rental housing in my neighbourhood anymore. 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 the project.	Lesli Boldt			Fairview	No web attachments.
07/09/2020	09:51	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	This provides a mix of rental housing that supports multiple income earners in the area. People working at VGH, service industry people etc. will be provided with new accommodation at an affordable price. It will also benefit people working throughout Vancouver due to it's location near the future Broadway line. Our City needs to support rental housing projects like this.	Dave			Unknown	No web attachments.
07/09/2020	10:10	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Council and Residents (even non-residents) of Vancouver need to realize that if the provision of affordable homes is what is desired, supply (i.e. density) is what is needed to achieve that. This is especially important if people want to live within the City limits and want to spend less time commuting and more time enjoying their residence (home/city). Approving this project would hopefully open the gate to more residential units (strata and rental) being approved, and consequently allowing more people to live in and enjoy what our wonderful City has to offer. For people who live in the neighbourhood who say it is out of context and is "too much": you are effectively denying people the chance to live here, all the while reaping the benefits yourself. Vancouver is on track to becoming a truly world class city but efforts to stifle development (less housing supply -> upward pressure on prices -> residents/workers leave city = exodus of talent and families) not only does not "preserve" Vancouver in its "golden age" but rather it degrades Vancouver! "New" is never easy and change is always hard but this is the way forward and a way to ensure a better (more affordable, livable) Vancouver for future generations.	Maria Tagle			West End	No web attachments.

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07/09/2020	10:14	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Dear Mayor and Council, As a long time renter in Vancouver, I am emailing to express my support for the project at 2538 Birch. This project will bring desperately needed market rental housing, while also delivering a number of moderate-income housing units into an area of Vancouver that is already designated for high growth. With convenient access to the future Broadway Subway extension, it will allow renters to forgo purchasing a car, further deepening the long term affordability. The proposed change from the already approved 16 storey building will add 105 more rental homes, more than half of which will be reserved for moderate income earners. This project is consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles, and is adding these rental units while not displacing any existing renters. We have seen the new rental projects on Davie adding important new stock to the West End, and adding new life to the neighbourhood. These are the kinds of projects the city needs to be approving. I strongly support this project and hope City Council will approve it.	Duncan Wlodarczak	s.22(1) Personal and Confidential	Unknown	No web attachments.
07/09/2020	10:33	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support the 28 floor development at 2538 Birch street, which will add much needed affordable housing to our city.	Jeremy Keyzer		Downtown	No web attachments.
07/09/2020	10:35	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Mayor and Council, As a long time renter and resident on the south side of False Creek, I am very supportive of the increased height for this project. The Broadway Corridor, with coming SkyTrain stations, is going to be a critical part of meeting future growth in Vancouver - without it becoming even more unaffordable. With such limited land with development potential, I believe it is critical that we maximize the opportunity with each new potential project. As has been shown in many parts of the city core, higher density construction has increased quality of life, reduced traffic impacts, and made our city more vibrant. For the Broadway Corridor, projects like this mean not only more affordable housing options, but also better services and options for people already living in the area. I hope you will approve this project.	Michael Gardiner		Mount Pleasant	No web attachments.
07/09/2020	10:37	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	This is a much needed development - more affordable housing - I see first hand the struggle families and individuals have to make ends meet due to the cost of living in Vancouver and BC.	David Long		Unknown	No web attachments.

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07/09/2020	10:53	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I have lived in Vancouver for 19 years, and have been a renter the whole time, living in East Vancouver and Kitsilano. Finding rentals has been a stressful and difficult experience every time, and only now that I am in a professional young 30s couple without dependents is it easier (but how hard is it still for those that aren't a model tenant??!). I also have dreams of home ownership, but have watched prices effectively double in the last 5-6 years and it is always out of reach. Starting about 5 years ago, most of my friends have moved away -- to the island, Yukon, Squamish, Ontario, citing expensive rents and an uncertain future with home ownership, but more than anything, saying they didn't see a future in the city for them. I'm sad that our lack of building more homes over the last 30+ years has lead to this crisis, where young professionals don't see a future for themselves here. I think the MIRPP program is an excellent mechanism to Regarding 2538 Birch specifically, I support this specific site as well as the additional homes in general. This set of blocks is home to many businesses and restaurants, but lacks housing opportunities. I don't think in 19 years of living here I have ever had a friend living around Broadway and Birch, but certainly have at Broadway and Granville, Broadway and Cambie, and further south at 14th and Birth. But north of 12th gets very industrial and residential. The Broawday corridor is in dire need of more housing west of Cambie. I attended UBC, and had to live in East Vancouver to find a place affordable enough on my student loan budget, and rode the 99 B-line end to end every morning before class. More building such as this along Broadway means more housing for UBC students, the site itself but also the basement suites etc in the neighbourhood that would be freed up. Regarding the density and 28 floors. I live directly across from the current tallest residential building in the area -- the Independent at Main and Broadway. This building directly blocks my view of the north shore mountains, and my landlord claimed that they opposed it due to the view. Even with the direct impact to myself, I fully support buildings like the Independent, and I do not feel like it is "too big" even if I'm on the third floor looking up at 21 stories. We need more density, everywhere in the city to house those that currently and would like to live here. That means not only arterials, but high rises on arterials will certainly help, especially with so much of the city zoned for low density single family homes. Thank you! -Ken	Ken Pratt	None	Mount Pleasant	No web attachments.
07/09/2020	11:06	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Broadway has the highest riderships and with the new Broadway Corridor, there will be more people wanted to live to close to the corridor and it is one of the reason government agreed to partner with translink to build skytrain so that people live close by and can take the skytrain to and from work, thereby it will reduce traffic. It will make no sense for not allowing higher density along the Broadway corridor as this mega project will benefit people living along the corridor. I would like to see this project go ahead and more projects similar to this should be approved. There is no more land in Vancouver, in order for people to afford to live in Vancouver is to build up. Vancouver is growing and we have to think beyond the box! The best scenario it to have development that can cater to people to their needs, etc?office, retail and residential all in one development. People can work, buy their needs and socialize all within the complex. It create harmony and properly less crime. People that disagree with this development really need to consider that lots of people cannot afford to live in Vancouver and also in this neighbourhood. The NIMB needs to be considerate of others, they do not want to change but Vancouver is changing and you need to go with the flow	Helen Kyle		Fairview	No web attachments.
07/09/2020	11:09	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). I would love to live in Fairview someday. I live in Fairview and will be affected by this project. I recommend that you approve the project for a number of reasons including the following: - 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 2538 Birch (Moderate Income Rental) deserves to be approved, but some things could be improved: - I believe the neighbourhood, the city, and the region, would benefit if the project was allowed to include even more units. - The project could have more family-friendly units Best, Aman Takhar	Aman Takhar		Unknown	No web attachments.

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

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07/09/2020	11:10	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Hello, This is just a short note to express my support for 2538 Birch (Moderate Income Rental). I would like to live in Fairview someday, and I think that's more likely to happen if projects like this are permitted. I'm enthusiastic about 2538 Birch (Moderate Income Rental) for these reasons: ? I would like to move to Fairview someday, and that will be easier if there are more homes there ? I want my friends and family to be able to live in Fairview, and they won't be able to do that if there aren't enough homes ? This project will make Fairview a more vibrant, exciting neighbourhood ? Central, walkable neighbourhoods like this are the best places to build more homes ? If we want people to use public transit, we need to let them live near it ? We desperately need more rental homes in Vancouver I do have some ideas for improvement: ? 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 like this shouldn't require an entire rezoning In conclusion, 2538 Birch (Moderate Income Rental) is a worthy proposal and I urge you to approve it. Best regards, Laura Vargas	Laura Vargas			Unknown	No web attachments.
07/09/2020	11:14	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. The project is close to my home in Fairview. This development is good for Vancouver 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 ? Central, walkable neighbourhoods like this are the best places to build more homes I urge you to approve this project. Regards, julie prins	julie prins			Unknown	No web attachments.
07/09/2020	11:34	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). This project is in a great location and I'd love to live there someday. I work in Fairview. Some of my friends and family live in Fairview, and I want the best for them. This project is worth your support because of the following reasons: - I would like to move to Fairview someday, and that will be easier if there are more homes there - If there are more homes like this, it's less likely that I will be priced out of the area - I want my friends and family to be able to live in Fairview, and they won't be able to do that if there aren't enough homes - 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 - The project could have more family-friendly units - Building homes like this shouldn't require an entire rezoning Please approve this project. Sincerely, Colleen Brady	Colleen Brady			Unknown	No web attachments.
07/09/2020	11:35	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	There is a housing crisis in Vancouver. We need more housing, and more density. The Fairview area is one of Vancouver's busiest hubs, but all the apartments are 3 storey walk-ups. This area should be developed to accommodate more Vancouverites in the central area of the city.	Cyrus McEachern			Fairview	No web attachments.
07/09/2020	11:37	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). I would love to live in Fairview someday. The project is close to my home in Fairview. Some of my friends and family live in Fairview, and I want the best for them. This project deserves to be approved for these 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 There are some things that could be improved: ? 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 like this shouldn't require an entire rezoning I urge you to approve this project. Sincerely yours, Karene Luu	Karene			Unknown	No web attachments.
07/09/2020	11:39	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	i support this project	Karen Wu	1980		Unknown	No web attachments.

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07/09/2020	11:39	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Hi, I am writing regarding my support for 2538 Birch (Moderate Income Rental). The project is close to my home in Fairview. The project is near my work in Fairview. Some of my friends and family live in Fairview, and I want the best for them. I urge you to approve 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 ? I want my friends and family to be able to live in Fairview, and they won't be able to do that if there aren't enough homes ? Central, walkable neighbourhoods like this are the best places to build more homes ? If we want people to use public transit, we need to let them live near it ? We desperately need more rental homes in Vancouver I urge you to approve this project. Thank you for your time, Monique Cloutier s.22(1) Personal and Confidential	Monique Cloutier		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/09/2020	11:49	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 would like to live in Fairview someday, and I think that's more likely to happen if projects like this are permitted. I currently live nearby. I work by the proposed development site. I have friends and family who live nearby, and I want the best for them. I'm looking forward to 2538 Birch (Moderate Income Rental) because of the following reasons: ? 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 I have some suggestions for improvement that do not detract from my overall support: ? The project could have more family-friendly units ? It's disappointing that a project like this requires a rezoning Best regards, Jennifer Ling s.22(1)	Jennifer Ling			Unknown	No web attachments.
07/09/2020	11:49	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project	sophie			Unknown	No web attachments.
07/09/2020	11:49	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). This development is good for Vancouver for these reasons: ? 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: ? The project could have more family-friendly units ? Building homes near homes shouldn't require a decision from council. Best, Elliot Hoyt s.22(1) Personal	Elliot Hoyt			Unknown	No web attachments.
07/09/2020	11:50	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Dear Mayor and Council, As a long time renter in Vancouver, I am emailing to express my support for the project at 2538 Birch. This project will bring desperately needed market rental housing, while also delivering a number of moderate-income housing units into an area of Vancouver that is already designated for high growth. With convenient access to the future Broadway Subway extension, it will allow renters to forgo purchasing a car, further deepening the long term affordability. The proposed change from the already approved 16 storey building will add 105 more rental homes, more than half of which will be reserved for moderate income earners. This project is consistent with the City's MIRHPP goals and the Broadway Plan guiding principles, and is adding these rental units while not displacing any existing renters. We have seen the new rental projects on Davie adding important new stock to the West End, and adding new life to the neighbourhood. These are the kinds of projects the city needs to be approving. I strongly support this project and hope City Council will approve it.	Duncan Wlodarczak			Unknown	No web attachments.
07/09/2020	11:52	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Support this project	Lydia D			Unknown	No web attachments.
07/09/2020	12:12	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project.	Matthew Fan			Unknown	No web attachments.

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

07/09/2020	12:14	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I strongly support this project.	David Cai		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/09/2020	12:17	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project	Doris Miao			Unknown	No web attachments.
07/09/2020	12:19	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	In addition to my letter of support sent earlier this week, I reached out to my colleagues to let them know about today's hearing, which led to the attached petition of support for the project that I submit for Council's consideration.	Stanley Yasin			Unknown	APPENDIX D
07/09/2020	12:24	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	i support this project	sherry wang			Unknown	No web attachments.
07/09/2020	12:25	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.	Sheetal Walsh			Kerrisdale	No web attachments.
07/09/2020	12:28	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support the above project.	Shirley Liao			Unknown	No web attachments.
07/09/2020	12:34	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	support	becky zhang			Unknown	No web attachments.
07/09/2020	12:41	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I'd like to express my strong support for this development. We desperately need more housing in central, transit-accessible neighbourhoods and small buildings like this are a great start. I think it would set a great precedent for increased density along this corridor. It?s unfortunate that this is being done via a site-specific rezoning instead of a larger area-wide plan, and that the majority of the housing is being placed on busy arterial streets. However, this is still much better than the status quo and I hope you approve it.	David J Dvorak			West Point Grey	No web attachments.
07/09/2020	13:11	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market and moderate income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles, and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support a diverse and resilient employee base. I urge Council to approve it.	Susana Chui			Unknown	No web attachments.
07/09/2020	13:20	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.	Mark Finch			Unknown	No web attachments.
07/09/2020	13:29	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 a diverse and resilient employee base. I urge Council to approve it.	Maxim Chan			Unknown	No web attachments.

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

07/09/2020	13:34	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I'm in full support of additional affordable housing in our area. I would love to see this building happen simultaneously with an expansion of the local schools, to aid with overcrowding and issues of families in the local area being able to walk/travel easily to school, however I still would love to see additional housing in our area.	Danielle Lovell (ps)		s.22(1) Personal and Confidential	Fairview	No web attachments.
07/09/2020	13:43	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring the need for more affordable housing in this area of the city so that our workforce can live close to where they work. This project will also create a more diverse group of residents in the area which will help support the community,especially the small businesses. I urge Council to approve it.	Nick Petrakis			Kitsilano	No web attachments.
07/09/2020	13:46	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Mayor and Council, I am writing in support of the rezoning proposal at Broadway and Birch. First and foremost, I believe MIRHPP projects are an excellent way to balance the need for housing at below-market rentals, and the need for new housing period. The city should explore multiple avenues to build affordable housing, including providing housing itself, receiving money from senior levels of government, and exchanging density for vacancy-controlled units as in this case. If any councillors disagree with the outcomes of the pilot program, I urge them to work on improving it instead of voting down projects at the end of the process. As well, the location is excellent for encouraging transit use, and will only improve once the SkyTrain Broadway extension is completed. This building can help provide housing to the nurses and doctors at VGH, as well as the many people who work in the area surrounding it; I myself work just North of VGH, and would be glad to see more housing options near my workplace. Regards, Michael Adria Kitsilano Resident	Michael Adria			Kitsilano	No web attachments.
07/09/2020	13:47	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	just sending my support ..I am cancelling my speaking time..I think I just click the wrong link. THANK YOU Sincerely, Vilma Robles	Vilma Robles			Unknown	No web attachments.
07/09/2020	13:53	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 employee base. I urge Council to approve it.	Victor Machado			Renfrew-Collingwood	No web attachments.
07/09/2020	14:20	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	: I support this project because it will bring desperately needed market and moderate income housing into an area of Vancouver that is already designated for high growth. It?s consistent with the City?s MIRHPP goals and the Broadway Plan guiding principles, and won?t displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support a diverse and resilient employee base. I urge Council to approve it.	Thales Martelo			Unknown	No web attachments.
07/09/2020	14:27	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	3. 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.	Greg Ambrose			Unknown	No web attachments.

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

07/09/2020	14:30	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 regarding my support for 2538 Birch (Moderate Income Rental). I'm a resident of Fairview. I have family and friends in Fairview. This project is worth your support for a number of reasons including the following: - Projects like this will make it less likely that I am priced out of Fairview - I want my friends and family to be able to live in Fairview, and they won't be able to do that if there aren't enough homes - This project will make Fairview a more vibrant, exciting neighbourhood - Central, walkable neighbourhoods like this are the best places to build more homes - If we want people to use public transit, we need to let them live near it - We desperately need more rental homes in Vancouver 2538 Birch (Moderate Income Rental) deserves to be approved, but some things could be improved: - I would like the project to have more family-sized units - Building homes near homes shouldn't require a decision from council. I urge you to approve this project. Sincerely yours, Scott Tully s.22(1)	Scott Tully		s.22(1) Personal and Confidential	Unknown	No web attachments.
07/09/2020	14:51	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Dear Mayor Stewart and Council, Please find attached my letter in support of the 2538 Birch St. proposal. Thank you, Owen Brady s.22(1)	Owen Brady			Unknown	APPENDIX E
07/09/2020	14:56	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Terrific placement of density along a major arterial and minutes to future rapid transit. This is precisely the type of rental development and forward-thinking action that will serve the city well moving forward.	Justin Pang			Downtown	No web attachments.



Hon. George Heyman, MLA
Vancouver-Fairview

July 8, 2020

Mayor and Council
City of Vancouver
453 W. 12th Avenue
Vancouver, BC V5Y 1V4

Via email: publichearing@vancouver.ca

Re: Moderate Income Rental Housing Pilot Project proposal - 2538 Birch Street

Dear Mayor and Council,

I would like to offer my support for the creation of new and much-needed housing in my constituency of Vancouver-Fairview. It is my understanding that, if approved, the Birch Street project will be built as part of the Moderate Income Rental Housing Pilot Program (MIRHPP), and it is on this basis that my support is offered. I believe this program will begin to provide much-needed affordable rental housing in Fairview and it is clear from my many interactions with constituents that this is a priority.

I have heard from many homeowners who express worry that their children cannot find affordable housing close to them, and to the neighbourhoods in which they grew up. I have heard from renters who worry about affordability of their housing both now and in the event of the redevelopment of their buildings. I have heard from small business owners who worry about their economic future if their neighbourhoods are hollowed out due to affordability issues. I have heard from workers worried about having to move farther away from their places of employment, and about the resulting commuting time, strains on family, and environmental costs of living far away from work.

I have regularly heard from numerous constituents who are in desperate need of stable, affordable, and pet-friendly housing. I have heard from renovicted seniors forced to leave their long-time homes, from other vulnerable renters, and from growing families with nowhere to go.

Vancouver-Fairview Constituency Office

642 W. Broadway

Vancouver, BC V5Z 1G1

George.Heyman.MLA@leg.bc.ca

My support for this specific project is based, and contingent, on the strength of the provisions under MIRHPP and the important supports and protections they provide to renters. A particularly important requirement of the program is that all suites remain one-hundred per cent rental purposed for the life of the building and that the suites built under MIRHPP remain ‘*capped by the Residential Tenancy Act annual allowable increase regardless of turnover*’.

My support is also based on my understanding that, without the approval of the additional 12 stories, this project would not be built under the provisions of MIRHPP. I believe the urgency of the housing crisis requires this kind of response, which will add much-needed purpose-built rental stock to the constituency – and, more importantly, will provide 58 units at below-market rents.

I also support this project because it will not displace any current renters. I have heard from too many constituents who have had to fight renovictions and I understand the importance of strong rental protections. Finally, I support this project because it will help revitalize the community and our small business sector with new community members and new renters, as well as build housing on a major transit route and hub, helping us address congestion and the greenhouse gas emissions associated with lengthy commutes.

I also note that there is strong support for this project from the community, evidenced by the large number of people (186 at time of this letter) who wrote to Council in support.

I hope Council will continue to prioritize the creation of much more affordable rental and other housing for low and middle-income people. I also hope that Council will impose requirements on developers of a variety of projects and project sizes to meet the objectives and provisions of MIRHPP and similar programs so the highest possible percentage of units are designed to meet these objectives of truly affordable housing.

Sincerely yours,

s.22(1) Personal and Confidential

George Heyman
MLA, Vancouver-Fairview



Brita Gardom McLaughlin Coaching & Associates
Leadership & Organizational Development
109 1811 West 16th AVE Vancouver BC V6J 2M3

Dear Mayor and Council,

As a third generation Vancouverite, I have followed your plans for the city with great interest. I wholeheartedly support the application for the development of 258 rental apartments at 2538 Birch, with what I understand is 22% of the units being reserved for people of moderate income.

I was lucky enough to grow up in a wonderful neighborhood in my childhood and could only afford to return 57 years later, after a lifetime of savings, to a small apartment on the West side. I shudder to think of how many front line workers from nurses, teachers, recreational therapists and paramedics to grocery clerks, store managers, firefighters and police to name just a handful, work to serve the city day in and day out and have to head home to the suburbs, because they can not afford to live in the city where they work. That is a travesty in my opinion and we have a moral obligation to make this city more accessible.

I attended a presentation the Developer Anthony Pappajohn made last year. He reminisced about the eclectic neighborhood he grew up in some 50 years ago, when neighborhoods made room for all. I have those very same recollections and would like to see this restored.

Although I have been active in community service for a lifetime, this is actually the first letter I have ever written to the City and I should know better as my father was a former MLA and Statesman who served the Province of British Columbia for over 25 years. I know with all my heart he would also wholeheartedly endorse Mr Pappajohn's vision and is cheering you on to endorse this project as well.

Thank you for your consideration and continued service in this very trying time

Sincerely Yours,

Brita Gardom McLaughlin

BA, UBC

Recipient: Woman of Worth (WOW) , Vancouver Leader of the Year

Certified Professional Co- Active Life Coach (CPCC)

Organizational Relationship Systems Coach (ORSC)

Mentor and Trainer, Relationship Coaching Institute

Office 778-294-1429

Cell 604-619-7100

info@britamclaughlincoaching.com

Mayor and Council,

I am writing you to urge you to support the proposal to increase the number of homes at 2538 Birch Street to 248 from 153, with 53 of the homes being moderate income homes. As you are well aware, Vancouver has a critical shortage of rental housing options at all price levels. The city's rate of available rental homes (commonly referred to as the vacancy rate) is below 1%, three times lower than is considered by experts to be healthy. For that reason, it is imperative that you approve this project.

I would like to draw your attention to the public comments for the previous rezoning of this site. Multiple writers expressed their strong preference for a building larger than 16 stories so more people could call this neighbourhood home. I have attached the letters taken from the city website for ease of reference. It is rare for council to get a second crack at a project. I have heard most councillors, at one time or another, express their disappointment that they had to say yes or no to the proposal in front of them, and couldn't make the proposals even better. This project offers the rare opportunity for a second go, where you can fulfil the community's wish for an even better project. I ask you to heed the calls of the participants of the previous public hearing and approve this project.

In that spirit, I wish to express my desire to see an even more homes, and more neighbours welcome to this neighbourhood. A new subway station is going to be constructed a short distance away. The suburban communities to the east are building much larger buildings beside their skytrain stations. It is an embarrassment that Vancouver, a city that prides itself on being progressive and an environmental leader isn't building even more homes close to transit to shift to a more sustainable pattern of commuting.

Thank you for your consideration. Please support this project.

Sincerely,

Scott de Lange Boom

Castro, Maria

From: HarveyDales "s.22(1) Personal and Confidential"
Sent: Monday, December 18, 2017 12:26 PM
To: Public Hearing
Subject: 1296 West Broadway

MAYOR AND COUNCIL,


I AM IN RECEIPT OF INFORMATION PERTAINING TO THE PROPOSED REZONING OF 1296 WEST BROADWAY IN VANCOUVER. I AM IN COMPLETE SUPPORT OF THIS PROJECT MOVING FORWARD AS IT WILL PROVIDE THE AREA AND THE CITY WITH DESPERATELY NEEDED RENTAL ACCOMMODATION. I WOULD EVEN BE IN FAVOUR OF ADDITIONAL F.S.R. BEYOND 7.07 SO LONG AS IT WAS UTILIZED FOR THE CONSTRUCTION OF ADDITIONAL RENTAL ACCOMMODATION. WITH FORTHCOMING TRANSIT CHANGES ON THE BROADWAY CORRIDOR, IT IS AN IDEAL AREA FOR SIGNIFICANT UPZONING IN PROVIDING RENTAL ACCOMMODATION TOWERS.

THANK YOU FOR YOUR KIND CONSIDERATION.

KIND REGARDS,
"s.22(1) Personal and Confidential"

HARVEY DALES - PRESIDENT

"s.22(1) Personal and Confidential"

 *Help the environment and don't print this email unless you really need to!*

Castro, Maria

From: Jerome Deis "s.22(1) Personal and Confidential"
Sent: Tuesday, December 19, 2017 7:06 PM
To: Public Hearing
Subject: 1296 West Broadway

Not only should this application be approved it should be improved – if the developer wants to go higher and provide more housing for people that desperately need it – allow it – we don't have enough housing in the city (I'm not really sure if anyone at city hall gets that).

And once improved and approved – this should be fast tracked through the system so that construction can begin almost immediately – again we desperately need housing in the city.

We have waited 10 years for something to be done to help deal with the housing crisis – it's getting worse not better –

Do away with this senseless public hearing process – rezone these areas – and it will save a lot of money for the city and residents of the city – and perhaps make the city a little more affordable.

JEROME DEIS

"s.22(1) Personal and Confidential"

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)

We, the undersigned, support the proposed project at 2538 Birch Street and urge Council to do the same. We support the project because it will:

- Provide 258 new rental homes, including 58 for moderate income rental households (\$30-\$80K income) in an area of Vancouver already planned for growth;
- Provide affordable rents for moderate income households, which as defined by the City are \$950 for a studio, \$1,200 for a 1-bedroom, \$1,600 for a 2-bedroom, and \$2,000 for a 3-bedroom;
- Be family and pet-friendly;
- Be within walking distance to major employment destinations and close to two future Broadway Skytrain stations, helping people live close to where they work; and
- Create a sizeable residential base to support local businesses.

s.22(1) Personal and Confidential

Ricardo Davis
Name

DAVID BEALES
Name

Tony Jaramal
Name

Wei Pan
Name

May M.H. See
Name

Connie McGonley
Name

Peterson Lee
Name

SANDRA YASIN
Name

Name

Vancouver
City of residence

DELTA
City of residence

VANCOUVER
City of residence

Vancouver
City of residence

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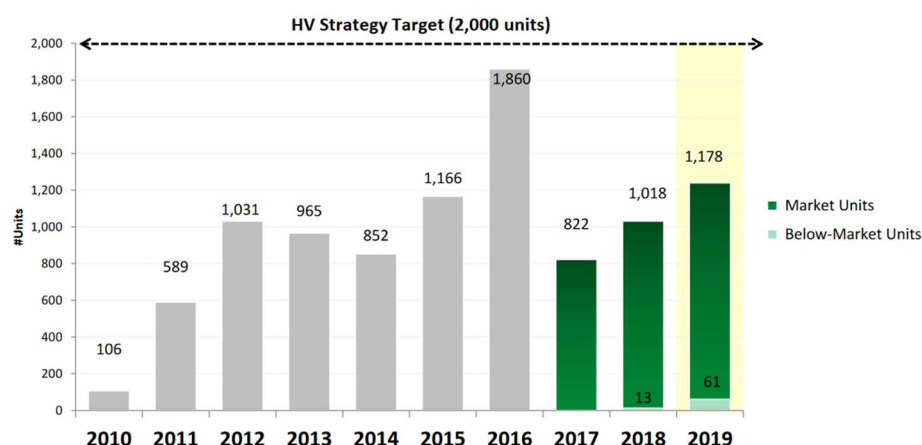
July 9th, 2020

Dear Mayor Stewart and Council,

I am writing, as a renter living in Vancouver, to express my strong support for the rezoning proposal at 2538 Birch St. I think strong support is important here, as this is a clear-cut litmus test to distinguish those who take the lack of secure and adequate rental housing for working people (and others of moderate income) seriously from those who do not. The question is not whether anything should be built on this site, the question is whether an additional 95 homes should be permitted, — on top of the already allowed 153 — including 53 of these 95 homes (**56%**) made permanently affordable to moderate income households.

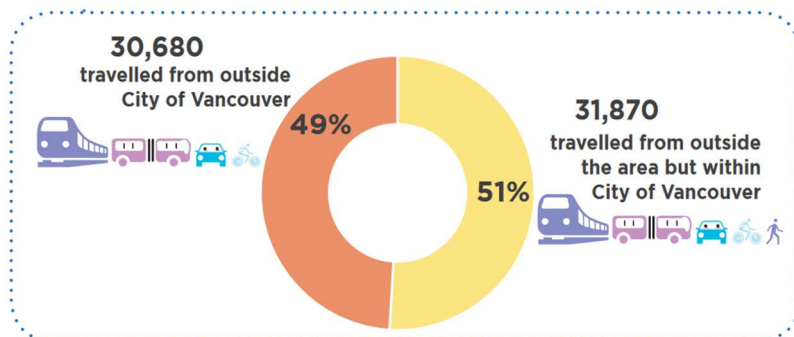
As Ian Robertson demonstrated well in the document he submitted to you, the impact of these 12 additional storeys on views from the street are very mild. We also have to remember where this site is located: the centre of the urban core of the largest Canadian metro west of Toronto, a dynamic, high-growth metro area. The Broadway area is the metro's second largest job centre, and this location has easy access to Downtown as well. 28 storeys in the middle of a big city is just not that ambitious, and certainly shouldn't be treated as controversial. While some have claimed that it is not necessarily the height but the bulk of the building is their issue and not the height, consider that the proposed height increase is 75% but the total floor area increase is only 49%: the building will be, on average, slimmer.

Purpose-Built Market Rental: Approvals are up 21% from 2018, but still only at 62% of annual target



As per the City's latest (2020) housing strategy update, the City has not been approving enough rental homes, nor homes overall, since the strategy started. I think it is also desired to have more homes at further below market rents: this too will require building more market rate homes to subsidize the below market units and/or more subsidy from the City. City staff have shown over and over again that they have a reasonably accurate understanding of the land-lifts involved in these and other rezonings, and the fact that several early MIRHPP proposals were not pursued all the way through also suggests that the economics of these projects are tight and far from a giveaway. The problem is clearly not a lack

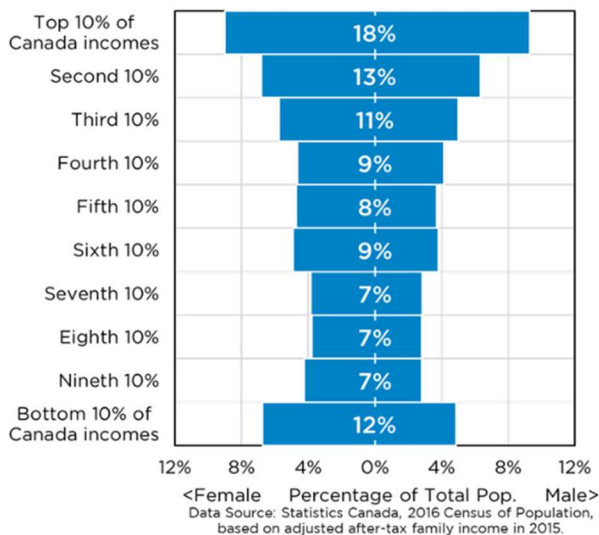
of negotiation skill; the problem is a lack of policy that can realistically deliver adequate housing. Whether “perfect” or just really good, this proposal and MIRHPP proposals like it are a strong step in the right direction.



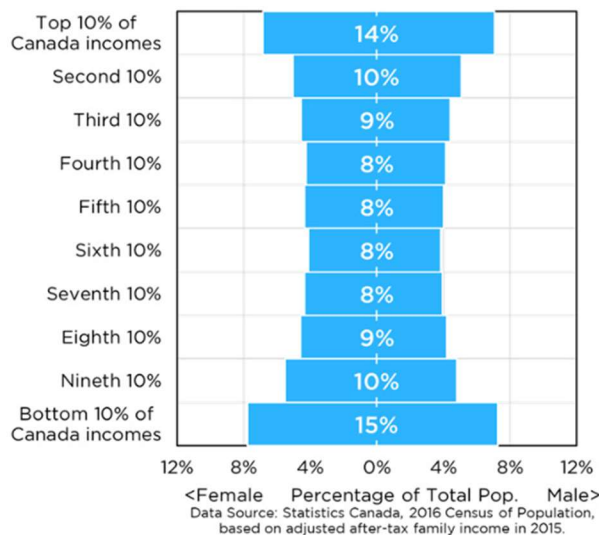
Source: Census 2016; Broadway Plan Area Profile, Page 45

Of course, there is also an environmental issue here. The large majority of Metro Vancouver’s growth in every recent decades has been in car-oriented suburbs and exurbs. Too many people are still forced to travel from outside the City of Vancouver to get to work on Broadway. The City does not ultimately have much control over the means by which suburbanites commute, we will not meaningfully meet our climate emergency goals if we are forcing people to live away from their jobs and walkable/roll-able neighbourhoods.

Fairview: Population by National Income Deciles, 2016



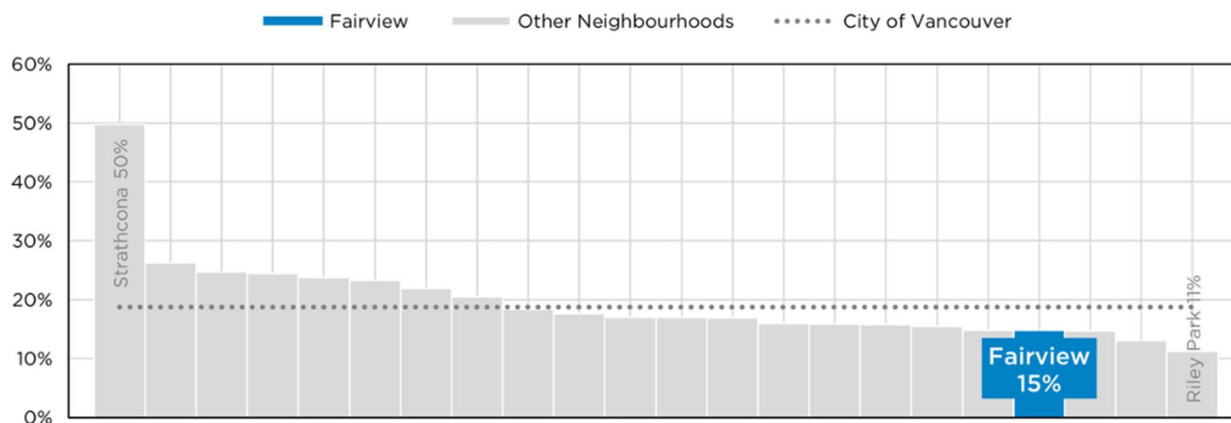
City of Vancouver: Population by National Income Deciles, 2016



Building the additional market-rate apartments will also help meet overall demand for rental housing, helping to prevent existing rents from rising nearby and throughout the metro. Since it is often claimed that building new rental housing may lead to gentrification, it is worth noting in this case that Fairview is already a disproportionately high income neighbourhood compared to the city as a whole, and is also much whiter, English-speaking, non-immigrant, and higher income. The bottom four income deciles are under-represented in Fairview relative to the City as a whole, while the top income decile is significantly over-represented. To prevent gentrification in low-income neighbourhoods, Fairview is exactly where a

lot of housing at a broad range of affordability levels ought to be built. It will also of course be good for Fairview to have more income diversity and the ability for local workers to live in the area. And of course it is good for the majority of Vancouver residents, who are renters, to have more housing options and higher vacancy rate to keep a lid on rising rents.

Population Below After-Tax Low Income Measure, 2016



Source: City of Vancouver, Fairview Social Indicators Profile 2019

While this project, as part of a city-wide pilot program, will clearly not be precedent-setting for the Broadway Plan, there is another precedent that is important to consider here. Council has already approved large MIRHPP proposals in East Vancouver, and most East Vancouver residents are supportive, but there is a feeling that it is unfair that the West side generally seems to get special treatment. It is incumbent upon councillors to treat the residents, new and old, of the whole city fairly, and this means approving more housing in all areas. If towers are okay in so many locations along Vancouver's borders and near other SkyTrain stations, taller towers should be even more okay in the middle of our urban core and near rapid transit.

Thank you for your consideration of my comments.

Best regards,

Owen Brady