

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
07/09/2020	15:17	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	As a young millennial renter living in Vancouver I support this project because it will bring desperately needed market- and moderate-income housing into an area of Vancouver that is already designated for high growth. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. I consider myself one of these individuals and whole-heartedly support the city's plan to address the housing shortage that we face. We need projects like this now to allow all of those who work in the city to be able to live in it. Additionally, as a renter I would like my voice to be heard by the city council I voted for and not just have them listen only to those that pay property taxes. This project must be approved by council.	Pierre Boerkoel		s.22(1) Personal and Confidential	Marpole	No web attachments.
07/09/2020	15:41	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 a diverse and resilient employee base. I urge Council to approve it.	Amanda Law			Oakridge	No web attachments.
07/09/2020	16:03	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this project because it will bring desperately needed market and moderate income housing into an area of Vancouver that is already designated for high growth. It's consistent with the City's MIRHPP goals and the Broadway Plan guiding principles, and won't displace anyone. Council has already approved for a 16-storey building at this location. The proposed change will add 105 more rental homes, more than half of which will be reserved for moderate income earners. We need projects like this now to support a diverse and resilient employee base. I urge Council to approve it.	Eric Morrill			Unknown	No web attachments.
07/09/2020	16:22	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 urge Council to approve it.	Iris Wong			Unknown	No web attachments.
07/09/2020	16:24	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Dear councilpersons, I support the rezoning application for 2538 Birch street. I believe that almost any increase in housing capacity for Vancouver is good for Vancouverites. I did not see any issues with the proposed project and I do not think the opposition to the project is justified. I urge you to approve this proposed project to help increase the housing supply for Vancouverites, especially the renters of us. Best, Baraa Orabi Research Assistant Vancouver Prostate Centre	No Name No Name (ps)			Unknown	No web attachments.

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07/09/2020	16:48	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support any project that increases housing, especially so close to the new subway.	Paul Schrimpf		Kitsilano	No web attachments.
07/09/2020	17:29	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Dear Mayor & Council, I am writing to register my strong support for the proposed development at 2538 Birch Street. I am a resident of Vancouver who lives in Mount Pleasant within the boundaries of the Broadway Corridor study area. Vancouver continues to have an acute shortage of all forms of housing. Adding 258 homes in a secured market rental building situated on a disused commercial site would provide a clear benefit to the City and its residents. The fact that 20% of the building is ear-marked for moderate income homes via the MIRHPP program further increases the benefit of this building. If this building is approved and built it would help bring back renters --who have been priced out of living in the City of Vancouver--back into the City. The height of the building seems appropriate given the site's proximity to downtown and the future Skytrain station at Granville & Broadway. In fact, the building height is modest when you compare it to what you would see on similar transit oriented sites within Greater Vancouver. I believe sustainable mass transit like the Skytrain is important to the future of our City, and I appreciate the City of Vancouver's efforts in securing funding for extension of the Skytrain along Broadway corridor. It is my hope that the City of Vancouver will maximize this resource by drafting policy and approving projects like this one that will provide people homes within walking distance to the Skytrain. This project would be a step in the right direction. Best Regards, Alexander Wright	Alexander Wright		Mount Pleasant	No web attachments.
07/09/2020	18:43	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	it is good	sheila chen	chenshu0871@gmail.com	Kerrisdale	No web attachments.
07/09/2020	18:47	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 have friends and family who live nearby, and I want the best for them. I'm looking forward to 2538 Birch (Moderate Income Rental) for the reasons listed below: - I want my friends and family to be able to live in Fairview, and they won't be able to do that if there aren't enough homes - This project will make Fairview a more vibrant, exciting neighbourhood - Central, walkable neighbourhoods like this are the best places to build more homes - If we want people to use public transit, we need to let them live near it - We desperately need more rental homes in Vancouver I have some suggestions for improvement that do not detract from my overall support: - The project could have more family-friendly units In conclusion, 2538 Birch (Moderate Income Rental) is a worthy proposal and I urge you to approve it. Regards, Sheila Mulko	Sheila Mulko		Unknown	No web attachments.

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07/09/2020	18:48	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 currently live nearby. I have friends and family in the neighbourhood. 2538 Birch (Moderate Income Rental) should 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 - 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 approve this project. Sincerely, Shona Taylor	Shona Taylor		Unknown	No web attachments.
07/09/2020	19:27	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I'm 22, a student in political science and urban studies at UBC, and work in the hospitality industry. I've lived in South Granville for over four years and intend to stay for the next several years at least. Like some genuine detractors to this project, I love South Granville for its walkability and quiet, neighbourhood feel- but also for its central location, services, and proximity to transit and Downtown. None one of these things will be threatened by the approval of this project. While the neighbourhood is ripe for upzoning and will one day have to be densified, this project will not immediately or single-handedly threaten the zoning that exists in South Granville or Fairview more broadly. Nor is this mixed-used rental building displacing residents or erasing a heritage building. Let's be clear, this is an empty lot that was a Denny's for years. If NIMBYs were to point their fingers at anything that threatens their conception of "neighbourhood integrity" - though even that's not clear from the many "SAY NO" posters around the neighbourhood - that thing would be the Broadway Subway. The subway's already happening. This site is in a perfect spot: a couple blocks on either side from future Skytrain stations and arterials, at the south side end of a bridge, along North America's busiest bus corridor. The fact a Denny's was still here in the last five years is beyond me. As for the building design itself: it's thoughtful, slimmed down (though scaled up), and is in keeping with the overall feel for the Broadway corridor while still adding much-needed visual interest. It'll fill in the gap that existed as one walked along Broadway (again- past a Denny's), while providing services that will be used by the neighbourhood and those who work there. The fact that this building is intended for rentals, including MIRHPP ones, is welcome news. Again, that matches the feel and demographics of the neighbourhood while letting many new residents join us. Vancouver desperately needs a larger and more diverse housing supply, so why not here?	Aidan Welsford (ps)		Fairview	No web attachments.
07/09/2020	19:29	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	i support this project	Alice Peng		Unknown	No web attachments.
07/09/2020	19:42	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	This will not only created 248 Secured Rental Homes but also homes secured at below market rents for the life of the building (affordable to people earning \$30K to \$80K). Below market housing is at no cost to taxpayer. High rise form is appropriate in this high rise zone. Makes sense to co-locate affordable rental in the Central Broadway corridor, the second largest employment centre in BC	Alexander Girling		Unknown	No web attachments.

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07/09/2020	19:56	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I was born and grew up in Vancouver. Schooled at Athlone, St Georges and UBC. I cannot afford to live in the area I spend the early years of my life. Vancouver is in dire need of new rental projects. This one offers market and affordable housing, is extremely well located on a transit corridor, and in proximity to several employment centers and retail services.	Ray Townsend		do not live in Vancouver	No web attachments.
07/09/2020	20:53	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support this proposal	Leah Shepherd		owntown	No web attachments.