

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	21:35	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	I support.	SOPHIA YAO		s.22(1) Personal and Confidential	nknown	No web attachments.
07/10/2020	08:05	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Hi there, I'm a young professional in the Fairview neighborhood writing in support of the project. I believe construction like this is vital to keeping the neighborhood vibrant. The area can and will absolutely support this number of units.	Sanae Mendoza			airview	No web attachments.
07/10/2020	08:29	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. Some of my friends and family live in Fairview, and I want the best for them. 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 ? This project will make Fairview a more vibrant, exciting neighbourhood ? 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 I urge you to approve this project. Respectfully yours, colette parent	Colette Parent			nknown	No web attachments.
07/10/2020	08:32	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	To the mayor and council: I am writing regarding my support for 2538 Birch. I know how precious family friendly housing is in Vancouver, especially rental housing. I used to rent in the Olympic Village s.22(1) in one of the City owned buildings. It was great being part of a community with mixed incomes and ages. This project looks like to will create a similar mix. Recently we moved into a townhouse near Trout Lake. We were lucky to find something in Vancouver to house our growing family. I have many friends and family who are leaving Vancouver because options for 3-4 bedroom affordable homes are nearly impossible to find. This project is also close to a future rapid transit station so we should be putting as much density there as possible. In an ideal world, projects like this would be automatically approved without a big public fight. Thank you, Christopher Porter Cedar Cottage Vancouver,BC	Christopher Porter			nknown	No web attachments.
07/10/2020	09:15	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Dear Council: Please support this proposed development. It meets the needs of the Broadway corridor in so many ways. The shrill and uncontainable opposition is a classic sign of NIMBYism, but too, an almost complete disregard for facts. The bias against this development is like nothing we've ever seen. 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 absolutely consistent with the City's MIRHPP goals and the Broadway Plan guiding principles and won't displace a single soul. 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. Finally, Jameson Development is not getting anything more that what anyone else under your moderate income housing program has received. Please see through the very coordinated campaign against this proposed development and do what's right for a better Vancouver--please vote 'Yes!' Thank you!	Alexander G. Tsakumis	TRIGATE PROPERTIES GROUP			unbar-Southlands
07/10/2020	10:30	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	Broadway is essentially the main highway running east/west through Vancouver and into the neighboring suburbs. It is now also confirmed it will be receiving its own Skytrain line. In the context of this it absolutely makes sense that a 6 lane street with rapid public transit be lined with towers of this height at minimum. With the addition of this being a MIRHPP proposal, and the amount of units created I find it hard to justify any well thought out position against this tower that does not employ primarily NIMBY logic. Broadway is a also evolving into a major employment center with the VGH and other clinics near by, along with a myriad of existing office buildings in the neighborhood.	Damian D			astings-Sunrise	No web attachments.

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07/10/2020	13:03	PH2 - 1. CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)	Support	<p>The gentleman who spoke today on his lay person's shadow "study" didn't take many important shadow artifacts into account. 1. The portion of the shadow from his own study didn't include any information about the umbra/penumbra effects, which, at significant distance, would greatly reduce the significance of the shadowing. 2. The overlap with park area shown had no amount of time associated with it. The time of overlap would be at the end of the day just before sunset. Before allowing this "study" to influence your decision, it would be advised to determine how many minutes and at what % of light from the sun due to umbra/penumbra it would actually block. 3. This citizen's shadow study is wildly incomplete with strong bias in opposition of the project. While he might have engineering credentials that doesn't mean he's acting in good faith. If a shadow study is to be utilized in the decision making process, it should encompass all factors of shadow casting and be from a neutral party to avoid the sorts of biased omissions he has.</p>	Michael Kessler	Self	s.22(1)	Fairview	No web attachments.
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