

CD-1 (708) Text Amendment: 2538-2550 Birch Street and 1290-1298 West Broadway - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-07-16	14:06	CD-1 (708) Text Amendment: 2538-2550 Birch Street and 1290-1298 West Broadway	Oppose	This amendment would remove 202 long-term rental homes from Vancouver’s housing supply - badly needed housing that the City promised to Vancouverites. \$156 million in public financing and \$3.1 million in DCL concessions have been provided to the developer to produce rental housing - not hotel rooms for medical tourists. The proposed changes are a bailout for a developer who grossly overleveraged this project from the start. The project is currently under creditor protection and is being sold. Our Fairview/South Granville neighbourhood had 28 stories (up from 16 originally approved) foisted on us to accommodate more rentals - now it's a 'bait & switch' - shameful. We were also strongly reassured that this building would not be a precedent-setter for other towers in the area - HA! What a joke.	KATHLEEN EMERSON	Fairview	
2026-07-16	14:11	CD-1 (708) Text Amendment: 2538-2550 Birch Street and 1290-1298 West Broadway	Oppose	Another example of a developer who pushed for all kinds of extras (height, density, etc) and now can't 'afford' it so the public will pay the price - in both loss of approved housing and in financial cost to the public purse to bail out the company from their responsibilities. The amendment removes 202 long-term rental homes from Vancouver's housing supply - badly needed housing that the City promised to Vancouverites. \$156 million in public financing and \$3.1 million in DCL concessions have been provided to the developer to produce rental housing - not hotel rooms for medical tourists.	Eric Derbez	Fairview	
2026-07-18	08:19	CD-1 (708) Text Amendment: 2538-2550 Birch Street and 1290-1298 West Broadway	Oppose	I strongly urge council to reject this amendment. Exceptional height and density allowances for this project, as well as costly financial incentives, were granted in exchange for, and justified by, the promise of providing hundreds of rental homes near rapid transit. Removing most of these rentals by converting them to temporary medical hotel units totally negates the originally intended benefit of addressing Vancouver’s long-term rental housing shortage. This amendment is basically a bailout for a developer that mismanaged their finances even while receiving \$156million in BC Housing funds and nearly double that in DCL concessions. As a taxpayer, I don’t want any more of my money going to a developer that reneged on delivering promised housing. Approving this amendment sets an alarming and dangerous precedent that major public benefits used to justify and secure rezonings can later be removed following approval. Therefore, if council does choose to support this amendment, it should at the very least rescind the height and density incentives that were granted expressly to support long-term rental. But ideally, council should say no to the amendment and require delivery of the promised rental homes.	Roberta Olenick	West Point Grey	
2026-07-18	11:12	CD-1 (708) Text Amendment: 2538-2550 Birch Street and 1290-1298 West Broadway	Oppose	This building was approved to provide much needed rental housing for Vancouverites. To switch the building now that it is built is unacceptable. We need housing. Public money has supported the construction. The construction should be used for its original purpose.	Karen Campbell	Fairview	

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2026-07-18	13:42	CD-1 (708) Text Amendment: 2538-2550 Birch Street and 1290-1298 West Broadway	Oppose	This project should never have been approved in 2020 but squeaked by because the CoV promised hundreds of long-term rental homes close to rapid transit. Now they want to remove 202 of them so only 56 long-term rental homes would remain at a time of severe rental housing shortage. Converting long-term rental housing into temporary accommodation will not help address this very serious problem. The developer who received more than \$156 million in BC Housing financing for rental housing and \$3.1 million in DCL concessions from the City is now in creditor protection. Tax payers should not have to bail him out and pay for his fiscal mismanagement, The original rezoning was one of the most controversial in recent Vancouver history, generating significant neighbourhood opposition and justifiable public concern. Council should not reward a project that has repeatedly departed from the commitments made to residents. Council should reject this amendment and require the project to deliver the housing as originally promised.	Caroline Krause	Fairview	
2026-07-18	23:29	CD-1 (708) Text Amendment: 2538-2550 Birch Street and 1290-1298 West Broadway	Oppose	The old Denny's location on Broadway & Birch: This was supposed to be affordable rental housing and now council wants to change 90% of it to medical tourists, like a hotel. That is not what we agreed to nor what we need. Residents of Vancouver are in desperate need of affordable rental homes. Stick to the plan we agreed upon. All units, or at least the majority, not the minority as you propose, should be left as rental apartments. Do the right thing!	Sarah Chester	Fairview	
2026-07-19	12:29	CD-1 (708) Text Amendment: 2538-2550 Birch Street and 1290-1298 West Broadway	Oppose	I oppose this on the grounds that it was supposed to be from the start for rental housing.	Lisa Thomson	Fairview	

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2026-07-19	12:43	CD-1 (708) Text Amendment: 2538-2550 Birch Street and 1290-1298 West Broadway	Oppose	Re: Public Hearing – Proposed CD-1 Amendment for 2538 Birch Street Mayor Sim and Members of Council, My name is Ian Poole, and live in the Fairview neighbourhood. I urge Council to reject this proposed amendment, which would convert 202 rental units into hotel rooms for medical visitors. This change removes the main public benefit that justified the original rezoning. The site was first approved in 2018 for a 16thstorey rental building, and it did not create concerns among Vancouver residents. However, when a new proposal changed the plan to a 28thstorey tower instead, the public had many concerns. Residents warned of risky financing, exceptional concessions, and limited neighbourhood support, yet Council approved the rezoning. Council accepted the unprecedented height and density because the project promised hundreds of rental homes near rapid transit. The promise of this large number of rental homes was the foundation of the approval. However, the amendment being proposed now would eliminate nearly 80% of the units that warranted the rezoning, leaving just 56 rental homes. Council would never have approved the project on that basis, but approving this current amendment would produce exactly that outcome. This project has already received more than \$3 million in concessions from the City since the developer did not have to pay for DCLs, and it has received over \$156 million in lowthinterest public financing. And now council is being asked to extend further relief to a project already heavily supported by public funds. If developers can secure highly increased density and concessions based on promised benefits – such as the 258 rental units promised here – then later remove those benefits, public confidence in the rezoning process will erode. Approving this amendment would signal that public benefits offered during rezonings can be substantially reduced after approval, weakening trust in Vancouver’s planning system. Ultimately, Council approved this rezoning because it believed Vancouver would gain hundreds of urgently needed rental homes. However, this amendment would eliminate most of them. The public benefit that justified the original decision no longer exists. Therefore, I respectfully ask Council to reject the amendment. Thank you, Ian Poole Fairview, Vancouver	Ian Poole	Fairview	

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2026-07-19	14:05	CD-1 (708) Text Amendment: 2538-2550 Birch Street and 1290-1298 West Broadway	Oppose	Dear City Staff, Mayor and Council . . . I am opposed to converting the Denny’s site from rentals to a hotel. - The city of Vancouver continues to bail out developers: - The site was originally a site for condos - The developer asked for more height and asked for DCL’s waived - The developer received more height from you with DCL’s waived - The 28 story rezoning was justified by city staff because Vancouver desperately needed rental housing near public transit. You agreed to this because the extraordinary height, density and financial concessions were warranted because it would deliver needed rental housing during your term in office - This same project is now asking permission to convert 202 of the 258 rental homes into hotel rooms. (What happened to the urgent need for rental housing? Will the \$3.1M in City concessions be returned to us taxpayers? Will the \$156M in BC Housing financing be returned? As you are aware, bailouts are front and centre in the news today . . . I will remind you that all eyes will be on your decision. You are entrusted with taxpayer money and an election is approaching in October. Will you approve the Birch bailout? I encourage reject this proposal and stop handing out our money and benefits to to developers. You may recall that Sarah Kirby Young voted in favor of rental housing when the 28th floor was proposed. Thank you, Kevin Inouye §22(1) §22(1)	Kevin Inouye	Fairview	
2026-07-19	16:54	CD-1 (708) Text Amendment: 2538-2550 Birch Street and 1290-1298 West Broadway	Oppose	I have followed with deep concern the multiple requests for changes by the developer of the building at 2538 Birch Street (corner of Birch and West Broadway). Requested changes violate the basis upon which zoning approval was first granted. The project has been riddled with deception and lack of open consultation from the outset. Council should not support, fund, or bailout such projects which do not support the expansion of rental housing units in the area.	David Rehorick	Fairview	

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2026-07-20	14:11	CD-1 (708) Text Amendment: 2538-2550 Birch Street and 1290-1298 West Broadway	Oppose	This project was originally applied for, and approved, to be a 16-storey development. The city then allowed the developer to increase this building height to 28 storeys. I submitted a written opposition to the project at that stage, because any developer in the city should be transparent and up-front about their development intentions from Day One. Going from 16 storeys to 28 storeys is not a "tweak", or an "adjustment". It is a completely new development that they should have applied for in the first place. Nevertheless, CoV approved those changes under the pretense that it was in the best interest of the community due to the provision of 258 rental units. As a result, the developer was given DCL breaks from CoV, and favourable financing from the provincial government to push the project through due to the promise of providing additional rental housing for the community. Never mind the fact that the developer had wasted CoV's time (and therefore the ratepayers money), never mind that community amenities were not currently in place for this 28 storey building. Just get it done so everyone can say that this was great for families in the community who were priced out of owning and needed somewhere to rent. Now the developer is moving the goalposts again, and wasting more of CoV's time and all of our money, and seeking to retain all of the perks that CoV and BC gave them without providing the permanent community housing that was used as a pretense. Instead they want to maximise their profit as a hospital hotel that gives absolutely nothing back to the local community that City Council is supposed to represent. Local people should have already been living in this 16 storey building for 2-3 years now, at this point, if not for the deceit of this developer. If CoV is going to let them off this hook they are somehow still on (after previously getting everything they wanted despite community opposition), it will only confirm what many of the ratepayers / voters in Vancouver already suspect regarding exactly whose interests City Council are in place to protect. Finally, as a local resident one block away from the development, it sure would be nice to get that intersection back to something resembling a normal city intersection. The ongoing construction for I don't even know how many years now while the developer is somehow allowed by CoV to hold us all to ransom is an eyesore and a considerable inconvenience for anyone wanting to walk on that side of Broadway or, heaven forbid, walk, bike or drive on Birch St. Has the developer faced any kind of financial pressures or repercussions for taking so long?	Scott New	Fairview	

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2026-07-20	15:55	CD-1 (708) Text Amendment: 2538-2550 Birch Street and 1290-1298 West Broadway	Oppose	I oppose this application. This is at least the third time this project has come back to the trough to bail out a project via rezoning or other concessions where a Developer took unacceptable risk and foisted a bad deal on the public. Had the Developer proceeded with the Project at its original 18 storeys that was approved without opposition, it would be occupied by now and not under creditor protection. The City Council was warned by speakers back when the Developer sought 28 storeys that this was a bad deal and not likely a viable plan. And so the madness continues. The public through BC Housing lending them \$156 million, putting our money at risk. This sorry tale laid out in this link https://howardchai[.]substack[.]com/p/jameson-2538-birch-broadway-creditor-protection-sale-cancelled And now the Developer is back at the trough to request to breach the terms of the last rezoning, and convert to a hotel, when there is already something like 18 new hotel approvals in the pipeline. This is an egregious use of rezonings, DCL concessions, and public money to socialize developer losses & bad decisions. It is time to draw the line on this Project, set an example & let it fail. We don't need a new scheme - it should stay as rentals with 20% below market as previously approved. City Councillors and staff should not be enabling this behaviour nor should the public be shoring up bad Developer proformas or lack of financing when a project does not pencil out. This one failed. Reject it. Learn from it. Quit the excuses and move on.	Anne Creaser	Fairview	
2026-07-20	16:50	CD-1 (708) Text Amendment: 2538-2550 Birch Street and 1290-1298 West Broadway	Oppose	The developer was unsuccessful in selling the development or raising additional capital to complete the development. Now rezoning is being requested based on a concept. Could the decision on rezoning be deferred until there is a comprehensive plan that includes financing?	Dale Dreffs	Fairview	