

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
2026-07-22	09:50	CD-1 (708) Text Amendment: 2538-2550 Birch Street and 1290-1298 West Broadway	Oppose	Please OPPOSE this rezoning for 2538-2550 Birch Street. It is unacceptable to ask we taxpayers to again be on the hook for this contentious, controversial building project in my neighbourhood. It is a financial albatross, has cost us all millions and the developer must build the promised 100% rental building. It is a matter of public record that the project was financially vulnerable and overleveraged from the start. The developer received public concessions from CoV right from the beginning ensuring that no contribution to the support the neighbourhood would be required. No park, no community centre- nothing. In trouble, the project later received millions of taxpayer money from the BC Government to continue to shore up this financial disaster. Aside from the attempts to find other vendors and other failed creative solutions, the CoV still asks us to get behind this. The developer has let everyone down and cannot be enabled nor supported any further with more financial deals. This next iteration, and your ask of us, to support converting 202 of the 258 rental homes into hotel rooms is audacious and beyond the pale. The rental crisis that CoV used as the rationale to go against massive opposition is still there. You cannot say that hotel rooms will solve this problem. You must not bail this developer out one more time. Please fulfil your promise of a 100% purpose built rental building at 2538- 2550 Birch Street by voting to OPPOSE this rezoning. You and the developer must deliver a full rental building. It was the CoV idea after all.	Janis Hamilton	Fairview	
2026-07-22	10:50	CD-1 (708) Text Amendment: 2538-2550 Birch Street and 1290-1298 West Broadway	Oppose	Hold the Line on Promises: Density and height were granted specifically for 258 long-term rental homes. Removing nearly 80% of them destroys the sole justification for the original rezoning. No Commercial Hotels in Rental Zones: Vancouver is in a rental crisis[cite: 1]. Converting long-term homes into temporary hotel suites directly hurts renters. No More Taxpayer Bailouts: Public funds (\$156M+ provincial loans and \$3.1M in City DCL waivers) were intended for secure housing, not to salvage a mismanaged, overleveraged private venture. Protect Planning Integrity: Stop rewarding bad behavior and sending the message that public commitments don't matter once construction starts. Reject the Birch Street Bailout. Require the developer to build what was promised, or take back the concessions.	Vicky Harris	Dunbar-Southlands	
2026-07-22	12:01	CD-1 (708) Text Amendment: 2538-2550 Birch Street and 1290-1298 West Broadway	Oppose	I oppose conversion of 202 rental homes into hotel rooms. This is not what was promised.	Margaret Robinson	Fairview	
2026-07-22	12:40	CD-1 (708) Text Amendment: 2538-2550 Birch Street and 1290-1298 West Broadway	Oppose	I pay BC and Vancouver taxes. I have invested heavily in this project through BC Housing. I oppose the proposed change to allow most of the rental units I was promised to be converted to hotel rooms. If the developer cannot deliver what he promised in return for the two zoning changes he should hand the property over to BC Housing. Hopefully BC Housing will finish the building and rent it out.	Edward Chessor	Dunbar-Southlands	
2026-07-22	13:08	CD-1 (708) Text Amendment: 2538-2550 Birch Street and 1290-1298 West Broadway	Oppose	The end use proposed is nothing like what was proposed and approved.	Brian Palmquist	Dunbar-Southlands	
2026-07-22	14:28	CD-1 (708) Text Amendment: 2538-2550 Birch Street and 1290-1298 West Broadway	Oppose	Once again it is clear our city staff, mayor and council are turning a blind eye to the obvious corruption going on in our beautiful city. Election time is close. I pledge to use my vote wisely. The mayoral/council platforms are out soon, good riddance to ABC!	Maureen Wilson	West End	