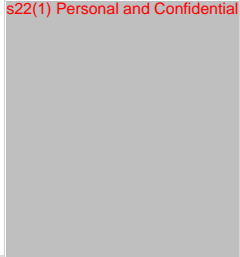


2. CD-1 Rezoning: 1332 Thurlow Street and 1065 Harwood Street - OPPOSE

Date Received	Time Created	Subject	Position	Content	Full Name	Contact Info	Neighbourhood	Attachment
06/20/2022	19:21	PH2 – 2. CD-1 Rezoning: 1332 Thurlow Street and 1065 Harwood Street	Oppose	I oppose this rezoning for reasons covered here: https://cityhallwatch.wordpress.com/2022/06/20/affordable-debatable-1332-thurlow-1078-harwood-ph/#more-74151	Roberta Olenick	s22(1) Personal and Confidential	West Point Grey	No web attachments.
06/20/2022	19:55	PH2 – 2. CD-1 Rezoning: 1332 Thurlow Street and 1065 Harwood Street	Oppose	too tall too dense for busy location.	Peter Marr		West End	No web attachments.
06/20/2022	19:57	PH2 – 2. CD-1 Rezoning: 1332 Thurlow Street and 1065 Harwood Street	Oppose	Please see attached PDF.	Diana Matrick		West End	Appendix A
06/21/2022	14:27	PH2 - 2. CD-1 Rezoning: 1332 Thurlow Street and 1065 Harwood Street	Oppose	I am opposed to the proposed zoning change from a residential district to a comprehensive development district. Overdevelopment is a threat to our community. High density with its share of affordable housing bonuses, is appropriate along major rapid transit corridors and transit stations. City council must manage growth while respecting the livability of a community with a vision for the future. From what I see, council is on a direct path of destroying what makes Vancouver livable. This is not a plan for the future. It sets a predatory precedence for further development of tenement fortresses and to what standard will these structures be maintained? You do not have to look too far. There are so many of these unattractive and unmaintained rental structures build in the 1960's, 1970's and 1980's with a panicked approach to provide affordable housing for many. I am not against change, but change must be managed well. A good conscience is the ultimate weapon. A lack of comprehension creates an unorganized complexity. Rebuild with a vision for the future with a central design plan opposed to spot development. City planners, City council and developers should not be allowed to ravage Vancouver communities. Neighborhoods need connections, safety, public spaces, schools and childcare, etc., not row after row of homogenized towers. Manage Vancouver's expected population growth with a central design plan, while respecting the uniqueness of each community. Mayor and council have now illegally diverted year after year, as much as three hundred million dollars from property taxes for social housing. Instead of further funding another 447 social housing units, it is time to revert development contributions to improve and upgrade public infrastructure in the West End. The West End is at a desperate stage where new infrastructure is a necessity, such as: community centers, swimming pools, libraries, schools, child care, and especially the water front. The entire sea wall from and including the Aquatic Centre to English Bay and including the Second Beach concession area. What an embarrassment and disgrace! Funding is also necessary everywhere for street and sidewalk renewal. Alleyways are a third world disgrace. All the alleyways need to be beautified. The City should use the Mole Hill community alleyway as an example as to what an ally should look like. Once these alleyways are cleaned up, the City could also add bike lanes through these new and improved alleyways. Furthermore, I am appalled that this plan will add another 1004 units with only 320 parking spaces. That is approximately one space per every 3.5 unit. These two structures with a total of 1004 units, would approximately replace 100 units spaced over the four existing two to three story low rise buildings. There is already not enough on-street parking as is. Residents deserve a City council that believes in Vancouver's communities. This council clearly does not.	ERIKA GIDDEN		West End	No web attachments.

2. CD-1 Rezoning: 1332 Thurlow Street and 1065 Harwood Street - OPPOSE

06/21/2022	14:45	PH2 - 2. CD-1 Rezoning: 1332 Thurlow Street and 1065 Harwood Street	Oppose	<p>Due to several outstanding concerns about this proposal, I urge City Council not to approve the current rezoning applications, that would permit the construction of these two towers. The concerns include the following: Context: The towers are of an unprecedented height and density for this area of the West End. They are incompatible with the scale of the surrounding neighbourhood context. Environmental: The proposal requires the demolition of existing housing stock and will result in fewer trees in the affected areas. How is this compatible with aspirations for the 'Greenest City' Affordability: 80% of the proposed rental units will be at market rental rates. Why is there not a greater percentage of below-market rental units' Given the location of these towers, why are there no social housing units planned for these proposed towers' Traffic impacts: The physical site is located within a heavily travelled yet constrained area of the West End. How will current residents cope during construction' The traffic study is abbreviated and based on data gathered in 2016 and 2009. Access to the nearly 300 parking spaces will be challenging and required development of an alternative plan. It is hard to believe the conclusion that this development will have no discernible impact on traffic in this area of the West End and the downtown. Shadow impacts: The shadow study is narrowly focused on specific garden locations and the north side of Davie Street .</p>	Ann Robson	<p>s22(1) Personal and Confidential</p> 	West End	No web attachments.
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OPPOSE: 1332 Thurlow Street and 1065 Harwood Street
OPPOSE: 1066-1078 Harwood Street

Dear Mayor Stewart and Councillors:

I oppose all of these for the following reasons:

These developments once again raise important and increasingly ignored questions over what “affordable” housing really means, and which is the right kind of housing for the West End. The so-called “abundant housing” lobby in this city relentlessly pursues a line that more rental capacity automatically equals lower rents and more affordable housing. Last year, rental capacity in the city was reported to be at a 21-year-peak – and rents are equally at all-time highs. Is it possible that building more stock isn’t the silver bullet it claims to be? It is notable that the developers claim the towers will be 100% rental, with fewer than 20% set aside as “below market” rental. Bear in mind that [average market rent](#) in the city of Vancouver stands just shy of \$3,000 a month. Units in brand-new luxury towers will presumably command far more than this. In this scenario, “below market” hardly equals affordable in the West End a neighbourhood whose renters have already sustained a long, painful period of [renovictions](#) and [demovictions](#). Why isn’t the city planning more inclusionary supported housing in this area? The type of housing so plainly needed in an area a short walk from the [Rapid Access Addiction Clinic](#) at St. Paul’s Hospital, safe consumption Dr. Peter AIDS Foundation; where homelessness, vulnerability and mental health challenges are evident, and where residents are used to supporting and welcoming neighbours in need of more help on the road to permanent housing and stability. Bosa Properties isn’t proposing to build on vacant land. It is proposing to tear down long-existing, purpose-built rental units. Not for the people who need it most and can afford it least. But for people who can afford to pay well over

\$6,000 a month for unobstructed sunset views over English Bay. Dressing it up as rental does not equal affordability! Not only are these towers physically and aesthetically out of step with the neighbourhood – they are the wrong housing in the wrong place. Why has the city not insisted on non-profit housing to keep this housing stock for supported housing purposes? Local residents have had zero information from the city re: impact on traffic in the neighbourhood, which is hemmed in by one-way streets and turn restrictions. Thurlow runs one-way from north to south. Beach Avenue is down to one lane, a step the city would like to make permanent. During construction, which will take years, residents who access their homes via laneways between Burrard Street and Thurlow will only be able to enter and exit via Burrard, which already has a number of no-left turn restrictions. Getting to and from their homes will require labyrinthian calisthenics requiring the circling of entire city blocks in order to enter the lane. Against the backdrop of rubber stamping anything and everything with the word “rental” in it, city council must consider these questions:

- 1) Is this development in keeping with the character and demographic of the West End?

- 2) Why is this development offering nothing in the way of supported housing with so many facilities and programs in the neighbourhood aimed at assisting those who are vulnerable and chronically underhoused and where supported housing already exists, without problem or pushback?

- 3) Why another demoviction in a neighbourhood where so many residents have already suffered rising rents, loss of housing, and loss of stability?

4) What provisions are being made to accommodate residents who live in the neighbourhood through construction? Traffic flow and access to laneways will be further restricted in an already highly restricted area with permanent no-left turns heading north on Burrard and no provision to turn right onto Pacific/Beach from Burrard. What happens to people in the neighbourhood with mobility issues who cannot simply walk, or ride their bikes or rely on transit?

These two high-rise towers should not be approved until there are answers to these questions.

I implore you to vote against these developments.

Thank you very much.

Kind regards,