

**CD-1 Rezoning: 1726 West 11th Avenue - Oppose**

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-12-09	14:58	CD-1 Rezoning: 1726 West 11th Avenue	Oppose	<p>Dear Sir/Madam,</p> <p>Please stop destroying Vancouver neighbourhoods with luxury super towers that working Vancouver residents cannot afford. We already have thousands of affordable homes in place and the City is proposing to destroy them (and the lives of the residents that live in them) and replace them with unaffordable, monstrous towers that will also destroy the neighbourhoods and communities.</p> <p>This area is NOT a Downtown. It is NOT a City Centre. It is a number of neighbourhoods and communities where people reside and call home.</p> <p>I already fiercely oppose the The initial rezoning applications for these monster towers throughout the community, let alone the amendments that the City is trying to push through. 2 Towers up to 20 feet high on each block in a 200 m radius of a subway station - NO. multiple towers on each block up to 12 stories in a 400 m radius - NO. Multiple towers on each block in an 800 m radius - NO. And the city wants to amend the rules to allow for even more towers on each block and at even greater heights - NO.</p> <p>I reiterate - this is NOT Downtown. It is NOT a City Centre. It is NOT Downtown 2. These are residential neighbourhoods where people live.</p> <p>The Broadway Plan is reprehensible, unrealistic, unsustainable, unfair. And the City wants to remove the restrictions and have even more towers at even higher heights. NO.</p> <p>People in these communities live here because they are safe and affordable buildings and neighbourhoods. They are neighbourhoods with character, light (because the buildings are low-rise) and green spaces, and a sense of neighbourhood and community. Many of the residents here are seniors, healthcare workers, or people with health issues and disabilities that need to be able to access hospitals and clinics in this area. A lot of them are on disability and low income (such as myself) and rezoning projects like this force residents out of their homes, and out of their communities, and out of Vancouver; destroying neighbourhoods and destroying communities and destroying Vancouver. It makes zero sense to destroy already affordable housing for these monster towers, which will not be affordable, no matter how much the City continues to claim that they will be.</p> <p>Plus, as this rezoning proposal is close to VGH and Mount St. Joseph's Hospitals and its helicopter landing pad, high-rise buildings compromise the</p>	Fiona OConnell	Fairview	

flight paths of emergency helicopters. And having towers all across the neighbourhoods brings in extra people and traffic in what is already a very congested area, and also compromises access to the hospitals and urgent medical centres.

Not only are these proposals destroying communities and neighbourhoods, they are also completely destroying the beauty that is our Vancouver. All of these building designs are far too tall, and appalling and absolutely hideous. They are monstrosities and they are killing Vancouver. I do not know who gives the Yes to the architects who propose these buildings and projects, but they should be thoroughly ashamed at themselves. They are demonstrating an utter disregard to our city and its people by allowing these projects to be proposed, let alone actually built. It is sinful. We already have many older, low-rise, buildings that are affordable, and proposing to destroy these and displace residents and replace them with these high rise, UNAFFORDABLE, towers completely goes against the concept of providing more and affordable housing. These towers will not be for residents of the community. They will be for the wealthy. And they will block the natural light that is so important to all aspects of health and wellbeing and community.

Thus, I am emailing my concern and absolute opposition to this rezoning proposal and urge and plead with this rezoning not to go ahead.

So, again, please do not proceed with this rezoning.

Please stop destroying Vancouver neighborhoods.

Please stop destroying Vancouver communities.

Please stop destroying Vancouver.

I urge you to reject this proposal and not impose a tower where, in any reasoned plan, it manifestly does not belong.

Also, please stop making it even harder and harder for people with disabilities to be able to remain in the Hospital Zone area for their healthcare and life support needs.

Yours sincerely,

Very concerned Fairview resident,

Fiona O'Connell

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2024-12-07	09:15	CD-1 Rezoning: 1726 West 11th Avenue	Oppose	<p>The city is making a decision based on a faulty survey and is not considering the esthetician aspect of the Broadway neighbourhood or the type of “ housing “ needed. The idea of placing 21 story buildings next to a neighbourhood house is ludicrous.</p> <p>Placing these in fill buildings should only be at corners by transfer stations. The idea of the planned high rises will be an eyesore in an otherwise beautiful area.</p> <p>Think again! What is more important? Finding homes for single transient workers or homes for permanent families?!</p>	Jennifer Greenwood	Fairview	
2024-12-08	14:07	CD-1 Rezoning: 1726 West 11th Avenue	Oppose	<p>I am opposed to setting a precedent by allowing one developer to build 2 towers on one block. This will dilute the variety of architecture plus increase the density on one site.</p> <p>Mayor Sim mentioned in a recent interview reported in Business In Vancouver that he would not mind a 15 story tower near a subway train stop. This is not 15 stories. It is a 20 and a 19 story building.</p> <p>I am opposed to setting a precedent by allowing commercial space in this building. If residents are within walking distance of rapid transit then we, in this neighbourhood, are also within walking distance of many commercial spaces along Broadway and Granville, not to mention Arbutus &amp; Burrard St. Many of these businesses (based on the no. of empty business locations and turnover of businesses on Granville St.) appear to be struggling to survive. There is ample business development on major arterials. Businesses should not be put in these densely occupied residential areas. There is already an application for a high rise at 12th and Burrard which is one block from this application.</p> <p>I am opposed to the pedestal model as it seems to lessen street level access in that there is less side walk or trees and vegetation around the buildings ie. the ground level is more covered.</p> <p>The existing building at this site has wonderful trees (over 20 of them) which are large and, likely over 40 years old. They provide shade and are very appreciated by those who live in this neighbourhood. Destroying them to plant saplings is very disappointing environmentally and not in the interest of humans in an era of global warming.</p> <p>I have not mentioned the traffic and increased congestion that creating so many units, will create, but this too is a consideration.</p> <p>For the aforementioned reasons, I request that this requested rezoning be denied.</p>	Barbara Neff	Fairview	

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2024-12-05	21:48	CD-1 Rezoning: 1726 West 11th Avenue	Oppose	<p>Mayor Ken Sim stated the following at the BIV event on December 4th "if you live near, you know, a subway line and you see an application for a 15-storey condo tower, that's something I can support "</p> <p>The proposal at 1726 West 11th Ave is for two towers of 19 and 20 storeys over a podium and is outside the 400-metre Transit-Oriented zone defined by the BC Government. I would prefer to see a single tower here around 12 to 15 storeys without a podium that could preserve some of the 28 mature trees (some over 50 years old) on that site. I believe a similar number of apartments could be accommodated in such a building.</p> <p>Thank you.</p>	Mike Valenti	Fairview	