

Report date range from: 12/9/2024 3:30:00 PM to: 12/10/2024 5:00:00 PM

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

| Date Received | Time Created | Subject | Position | Content | Author Name | Neighborhood | Attachment |
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| 2024-12-10 | 16:41 | CD-1 Rezoning: 1726 West 11th Avenue | Oppose | <p>I feel the rezoning for 1726 West 11th is too large of a build for that site. The proposed towers are 19 and 20 storeys, atop a 4 storey podium with possible daycare, (which is needed) restaurant and cafe (not needed). There are already many vacant commercial units along Broadway. According to the Vancouver School Board (VSB)'s 2020 Long Range Facilities Plan, Henry Hudson and Kistilano Secondary will be operating under capacity, at 72% and 96% respectively, by 2031. That's not what I'm hearing I have friends who can't get their kids into daycare or schools, there is a waitlist for everything including extra curriculums, swimming, skating etc.</p> <p>I'm concerned about the lack of low rent housing (we keep talking affordable) but that's debatable. Tenants are paying over 2500 for a basic 1 bedroom. Many of the tenants being displaced by these new towers have been in the same units for years and their rents are under 1500 for a 1 bedroom, which is just unheard of anywhere in Vancouver. Adding more expensive rental stock will not solve the housing crisis, adding reasonably priced housing will.</p> <p>The buildings at 1726 West 11th will provide 283 units only 57 will be below market value, these will also be much smaller than the original units. A future studio apt will be comparable in price to the now 1 bedroom. 1 bedrooms will be less than 600 sq ft, too small for a family. They should be building 50% for the median income individual.</p> <p>I have lived in the same apt for over 20 years and I much less than the affordable housing prices they are suggesting. I'm not ready to pay 3000 for a 1 bedroom, nor do I want to live in a studio apt for 2000.</p> <p>This building will only have enough parking for less than 1/2 the units in the building. In a city that rains over 6 months of year, they are hoping parents bike their kids to school, to schools that are not even in the same cachement. Parking is also an issue in Fairview, and with 1/2 the tenants adding to the already congested area, we won't find parking anywhere.</p> <p>All the mature trees will have to be knocked down as the envelope for this build goes right to the edge of the property line. The 2 tower limit per block will be too dense for the existing site. I think these towers shouldn't be more than 15 storeys high, the proposed towers are massive for this tiny site.</p> <p>I oppose this build, the developer need to go back to the drawing board and come up with something more in keeping with the residential feel of the neighbourhood and also supply more low cost housing to accommodate the residents that have been displaced.</p> <p>Pause the Plan, Rethink the Broadway Plan!</p> | Sue Fenyvesi | Fairview | |
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| 2024-12-10 | 03:44 | CD-1 Rezoning: 1726 West 11th Avenue | Oppose | <p>The entire city is demanding that Council PAUSE THE BROADWAY PLAN immediately. Why is Council not listening to its constituents?</p> <p>The Plan does not protect the rights of residents and its ratification was not sanctioned by the public.</p> <p>All these proposals should be suspended until further notice.</p> | name name | Fairview | |