

CD-1 Rezoning: 1365 West 12th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-12-01	10:11	CD-1 Rezoning: 1365 West 12th Avenue	Oppose	<p>The commercial space is unnecessary for this area as there are commercial lease spaces on Broadway that are not occupied. Based on the design, it looks like it would be more restaurant space. However, it would not be necessary in this neighbourhood to have more restaurant spaces, as there are restaurants to that are struggling to stay open in their current spaces. It would be good to know what the below market rate for rent would be. Is there an application process to get into one of the 20% of available units for below market rent? What would the rent be at market rate? How would it work for people who are being evicted out of their apartment in that area to guarantee housing for them at their current rent rate in the neighbourhood?</p>	Deanne Nielse	Fairview	
2024-11-28	16:11	CD-1 Rezoning: 1365 West 12th Avenue	Oppose	<p>In case I don't make it to the meeting on time:</p> <p>Good evening City counsellors and residents of South Granville. My name is Elaine Benton. I have lived at 1305 West 12th Avenue for over 20 years and I am an advocate in the poverty law clinic at Chimo Community Services in Richmond where far too many of our clients are faced with income and housing security issues that are both heartbreaking and potentially tragic.</p> <p>Which leads me to 4 points and one strong, truthful message. The message is that yes, there is undoubtedly an affordable housing crisis for Vancouverites who must rent their homes. But rezoning and construction projects like this one will only contribute to that crisis by worsening both the standard and the cost of living for everyone who resides in, moves to, or travels through a South Granville area that is actually a very poor candidate for densification.</p> <p>(1)The first point is about South Granville. It is, in fact, a nice residential area sitting on a grid of thoroughfares for the transit system, cars and emergency vehicles that will get you into, out of, or across the city in a fairly efficient way.</p> <p>The streets are safe and quiet, pretty and walkable ... but the area has next to no infrastructure of its own. There is one small school; one small Fire Hall; water, electricity and sewage systems that are only fit for a small community; two tiny medical clinics, one already overpriced grocery store; absolutely no sport, recreation or community facilities. And no space on which to expand or build the necessities that intense densification will require.</p> <p>(2) The 1300 block is an important stretch on that thoroughfare grid. The 1365 construction is a stone's throw from Granville, right on 12th where it will slow down east-west traffic, north-south access to the Granville Bridge, ambulances heading to the hospitals and emergency vehicles dispatched to any problematic situation that may arise for miles.</p>	Elaine Benton	Fairview	

(3) The construction process and the proposed building will drastically affect the quality of life for people living on the block. 4 floors of underground parking will bring congestion to the streets and impede the laneway between 12th and 11th and 20 stories of height will cast a long, wide shadow across an entire square block. Residents will endure noise and air pollution for years and their view of the sky will be lost forever. So, just this one rezoning poses a quality of life and a health issue for both the existing and new tenants on the block. And, of course, this isn't the only threat. There is at least one more, even larger proposal to come.

(4) Is, of course, about gentrification. This construction and all the others that will follow it have nothing to do with providing affordable housing to relieve the crisis that we're experiencing. A building of sizable units, being rented at or below market rates is about to be demolished and be replaced by a structure filled with smaller units that will be leased for higher rents. A mass of new market rentals will drive up the average market rental price and the price of other consumer goods as well.

I mean you know this. We all know this. The onslaught of relatively uncontrolled building, and the 80/20 rule are both forced and inflationary measures that will lead to higher rents and a cost of living that few people will easily afford. New tenants, existing tenants and the entire neighbourhood will suffer as South Granville becomes an uglier, less hospitable place with fewer trees and so much more concrete.

So much for a livable Vancouver. I strenuously object to this construction and I believe that I represent many more people who don't even know that it's happening.

Thank you for listening.

CD-1 Rezoning: 1365 West 12th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-11-30	12:34	CD-1 Rezoning: 1365 West 12th Avenue	Oppose	<p>This will displace tenants and the tenant protection plan is weak.</p> <p>It's well known that there is way to hold the developer accountable should it cease to pay subsidies for the displaced tenants.</p> <p>It's well known that displaced tenants will not be given guarantees to return to the same type of unit that they had before the eviction took place.</p> <p>It's well known that existing pet policies are often not honoured in the new building.</p> <p>The so-called "assistance" by developers to find a different apartment for displaced tenants has a low or non-existing standard. For example, providing the displaced tenant with a link to Craigslist is an insufficient way to provide such assistance. The City must update the tenant protection policy with detailed standards that require truly effective assistance to tenants in finding a different apartment.</p> <p>Concrete towers of any height are not built with eco-friendly methods. The City must require that buildings constructed of wood be the exclusive and only material used to construct the new/replacement building.</p> <p>Doing this would actually help the BC forestry economy and make the entire project much more eco-friendly with a significantly lower carbon footprint.</p> <p>Importantly, in order to maintain liveable neighbourhoods and communities, all new residential buildings constructed under the aegis of the Broadway Plan must be a maximum of six to eight storeys in height with units that have liveable square footage, i.e. a minimum of 550 sq. ft for a studio and a minimum of 700 sq. ft. for a one bedroom.</p>	Gordon Yusko	Fairview	