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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-12-09	21:33	CD-1 Rezoning: 1365 West 12th Avenue	Oppose	<p>1365 represents so much that I will comment on it as well as the overall scheme of which it is part. I live in proximity and see the plethora of rezoning signs that invite our opinion about placing multiples of concrete towers into this small, quiet area. We who live here are enduring active construction sites that bring us blocked off local streets, huge construction vehicles, supplies and workers in their own vehicles going up and down our side streets with the accompanying noise, dust and disruption. This leads my neighbours and I to imagine how we will be able to live for our next years in a full-on construction zone, called our neighbourhood, resulting in overwhelming towers like 1365, and unsupported overcrowding. Building more rentals is worthy, but it surely should not come at such a high cost of destroying mostly perfectly good purpose-built rental buildings to replace them with unwelcome, non-affordable hi-rises, as well as the social cost of displacing families, students and seniors, many of whom have called this neighbourhood home for decades. 1365 is representative of an apparent soullessness that is being perpetuated- are we renters really so inconsequential that we can be moved around in great numbers on someone's chessboard with little concern of the implications to our lives. How to replace where we live?.... some of us live here because it is close to our medical services as we age, some live here on purpose because it is close to our work or our families. Do we not have a right to maintain our decent size living spaces and to feel secure? This is why 1365 is so unpleasant a concept- it is symptomatic of an overall unpleasant direction for our City. The 1365 tower does not meet the standard of creating affordable housing. The results of unbridled gentrification of course, is land speculation- that's upon us already- then comes the increased values and taxes, and ultimately – unaffordable rents. The purpose fails. Here is what worries me- where are the people living in 1365 supposed to go once evicted, given Vancouver's lack of rentals. How will the young families, students and pensioners pay the market rate rents in the homes they end up in once relocated- given my own research, I know for sure my rent will double instantly upon moving. And should those renters chose to return to the 1365 address, how do they afford it and can they live in a most assuredly smaller space?</p> <p>1365 is representative of a real sense of lack of caring and conscience that somehow allows the displacement of people seem ok to the deciders. There are many reasons why this building is not appropriate here- it's non-human scale, not family oriented, not affordable for the majority, not so close to SkyTrain and no new amenities to add value, but in the end, it's the associated destruction and fear of displacement that feels obscene.</p> <p>1365 could be a model in the quest for more rentals as a mid-rise building that blends in comfortably with the existing feel of the area. As it is now, 1365 will not nor will it be affordable for most. I strongly object to this rezoning.</p>	janis hamilton	Fairview	

2024-12-09	21:46	CD-1 Rezoning: 1365 West 12th Avenue	Oppose	<p>1. why are 4-storey buildings appearing across from King Edward Station, while 20-storey buildings are planned 5 to 10 blocks from stations on Broadway? Why is this tower not being built beside a station?</p> <p>2. New buildings contain much concrete plus plastic fittings, pipes etc. Concrete contains lime and plastic gasses off for months. What consideration is made for people with health issues (asthma, bronchitis) who will not be able to live in these buildings for 6 months to a year?</p> <p>3. Why are stores planned for ground floor? Shopping districts exist because they provide a variety of goods in one area that may not exist in a mall or online. Shopping districts are struggling with empty stores, why put stores in residential towers?</p> <p>4. Stores in ground floor will bring security issues, more noise, more pollution, more garbage and rodents along with various types of crime.</p> <p>5. Most people want to drive to stores. Where is the parking for customers if there are stores in towers?</p> <p>6. Why are tower owners/architects/builders unable to accommodate tenants who want ground floor and a patio or garden space?</p> <p>7. Where is the garden or green space for the tenants to enjoy. People rarely use roof gardens, too hot, too dry, plants don't survive etc. Buildings that fill an entire lot give no landscaping or natural relief from all the materials used in construction, and there is no habitat for wildlife.</p> <p>8. What consideration is being made for all the extra light generated from towers, which causes disruption to birds and can kill them.</p> <p>9. Will the towers be full of cameras invading everyone's privacy and tracking everyone's movements? Why? This will also increase expenses passed on to tenants via higher rent.</p> <p>10. Having lived next to 2 fires and witnessing footage of the Grenfell Towers disaster I do not believe in the safety of towers and have no interest in living above the 2nd floor.</p> <p>11. People with mobility issues will not be able to climb down multiple flights of stairs in an emergency.</p> <p>12. Massive towers block light from many neighbouring buildings. Less light, more seasonal affective disorder and depression for the people living in the shadow.</p> <p>13. Long-term neighbourhood residents will have to endure years of noise, dust, dirt and inconvenience. 7 more towers are planned within a 2-block radius of this tower.</p> <p>14. Where do the hundreds and thousands of displaced tenants move?</p> <p>15. The towers are to include 20% of units at below market rent. What is market rent? And what is the reduced rent? The figures reported in media for new one-bedroom apartments in towers, have no relationship to wages in this city. Rents have increased 300 to 400% over 35 years. My yearly earnings have not changed since 1995. How do I afford these new market rents?</p> <p>16. What size are the below market rental units? Are they livable or are they little concrete boxes?</p> <p>17. Birds and animals displaced by towers will not be able to return as the building fills the lot.</p>	Kim O'Leary	Fairview	
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