

**CD-1 Rezoning: 1171 West 12th Avenue - Oppose**

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-01-22	11:59	CD-1 Rezoning: 1171 West 12th Avenue	Oppose	<p>1171 West 12th Avenue</p> <p>I am in OPPOSITION.</p> <p>This neighbourhood already has thousands of affordable homes in place. The City is proposing to destroy them and replace them with unaffordable towers.</p> <p>This neighbourhood is NOT a Downtown. It is NOT a City Centre. It is part of Vancouver’s rich history, being one of its oldest; with beautiful, ALREADY AFFORDABLE, low-rise buildings that compliment the natural beauty. There is no place for luxury towers. These towers will not enhance the aesthetic of the neighbourhood and community. They will destroy it. And they will NOT be affordable.</p> <p>Do not Scorched-Earth existing, affordable, neighbourhoods for new developments. Instead, build on undeveloped land or on top of commercial buildings.</p> <p>Something that is not clearly stated is that the living spaces in these towers are SIGNIFICANTLY smaller than the average 600 sq ft of the ALREADY AFFORDABLE housing – HALF the size.</p> <p>The proposal states 20% of apartments in this tower will be at, and displaced residents can move in at, below-market value. Below-market rent for a one bedroom in Vancouver is \$2400. This is MORE THAN DOUBLE what the ALREADY AFFORDABLE housing that will be torn down in place of these unaffordable, luxury towers is. My rent is \$1200. Others pay just \$1000, or even less, for apartments of 600 sq ft or larger. These luxury towers apartments will be half that size, even smaller. That is not a livable space. That is not a home.</p> <p>Towers completely go against the concept of providing affordable housing and Vancouver being the greenest and most beautiful city. These towers will not be for residents of the community. They will be for the wealthy. They will block the natural light that is so important to all aspects of health and wellbeing. You deprive people of space and light, this will ADD to the MENTAL HEALTH CRISIS, as well as the HOUSING CRISIS.</p> <p>The City claims there will be excellent Tenant Relocation and Protection Policies. This is pure fantasy, and an insult. Where will The City put all these Vancouver residents who are made homeless when their affordable homes are destroyed for these luxury towers to be built? – it most certainly will not</p>	Fiona OConnell	Fairview	<a href="#">Attachment 1</a>

be in the same neighbourhoods.

People live here because they love it and because it is ALREADY AFFORDABLE. People with low to middle income. Also, many people live here because THEY HAVE TO - seniors, healthcare workers who need to live close to work, people with health issues and disabilities.

Rezoning projects like this force residents out of their homes and communities; taking them away from the essential, life-sustaining, healthcare that they need to have access to.

Something else that needs to be considered is Fire Safety. I refer you to the Grenfell Tower Fire in London, 2017. THEY DO NOT BUILD TOWERS THERE ANYMORE SINCE THIS. This was a 24-storey tower. The fire burned for 60 hours. 72 people died, 2 later in hospital, 73 more injured. There have been many similar tragedies throughout the world in such towers.

I live in a 3-storey low-rise apartment. We had a fire alarm just before Christmas. Everyone was out of the building within just 30 seconds. Think about this...

We should building OUT, not UP! And putting in proper infrastructure to support this. We do not have the SPACE in what is already a dense, very congested area to add these towers and this amount of people. Plus, this is close to VGH and its helicopter landing pad and towers compromise the flight paths of emergency helicopters. And more people mean more cars and traffic, compromising ambulance and public access to hospital and urgent medical centres.

ALSO, local businesses will not survive if these towers and their mainstream retail outlets are built.

Thus, I am voicing my absolute opposition.

---

STOP destroying Vancouver neighbourhoods.

STOP destroying Vancouver communities.

STOP destroying Vancouver residents' LIVES.

STOP destroying our beautiful Vancouver.

2025-01-22	04:38	CD-1 Rezoning: 1171 West 12th Avenue	Oppose	<p>I totally oppose this redevelopment, due to the loss of affordable rental housing involved. Until very recently, I was strongly supportive of the new Broadway Plan. However, things are fast going off the rails, with apartment buildings that I never thought would be up for redevelopment being slated for rezoning at a rapid pace. As a renter in the area, I am extremely concerned.</p> <p>My original understanding of the Broadway Plan was that it was supposed to be designed to preserve existing rental apartment buildings until new housing is built in areas with less displacement impact, focusing new tower construction on low-density properties such as single family homes, parking lots, or under-utilized commercial lots along Broadway. Only then, many years down the road, would existing apartment buildings start getting replaced, in a gradual and orderly process, after adequate housing for displaced tenants is built. Instead, it appears that our existing rental apartment stock is at imminent risk.</p> <p>Vancouver desperately needs new affordable housing, and I support high density. I want to see major growth in the Broadway Corridor. Yet demolishing our existing apartment buildings will create a mass displacement crisis. The existing apartment building is precisely the type of housing we need to preserve right now. What appears to be unfolding is the exact opposite of what I believed the new Broadway Plan would promise.</p> <p>Jeffrey Wynne  <small>§ 5.22(1) Personal and Confidential</small></p>	Jeffrey Wynne	Fairview	
2025-02-10	13:56	CD-1 Rezoning: 1171 West 12th Avenue	Oppose	<p>Please stop destroying these neighbourhoods. You are displacing hundreds of people who will not be able to afford to move back into the properties/areas you are bulldozing. There is no indication that these people who are forced to move will be able to afford rent anywhere else in this city. Rent is too high, EVERYWHERE.</p> <p>You are selling out the people who live here so someone can make a buck and it's disgusting. I want to sue the city, and the municipalities for not taking proper care of the people who pay taxes here. STOP THIS. It's awful. I can't say enough about how unethical this is. Dedicating 20% to "market rental" is nonsense. That's 80% of a building that the people who used to live here can't afford. I'm so angry.</p>	Arianna McGregor	Fairview	
2025-01-30	15:34	CD-1 Rezoning: 1171 West 12th Avenue	Oppose	<p>I am a very proud, long-term Fairview resident and I am in absolute OPPOSITION of the rezoning proposal of 1770 W. 12th Ave Avenue.</p> <p>I am not opposed to change. I am not opposed to building more affordable housing. I am ABSOLUTELY FOR THAT.          But I AM 100% against negative change, and chance done in a bad and destructive way – which this project, and other projects in the Broadway</p>	Fiona OConnell	Fairview	<a href="#">Attachment 1</a>

Plan, are. There is a RIGHT way to do this, and THIS is NOT the right way.

This neighbourhood already has thousands of affordable homes in place. The City is proposing to destroy them and replace them with unaffordable towers.

It absolutely makes sense to build along Broadway as that is where the Subway line will be. But the surrounding neighbourhoods should not be destroyed for towers.

This neighbourhood is NOT a Downtown. It is NOT a City Centre. It is part of Vancouver's rich history, being one of its oldest; with beautiful, ALREADY AFFORDABLE, low-rise buildings that compliment the natural beauty of the area. There is no place for luxury towers. These towers will not enhance the aesthetic of the neighbourhood and community. They will destroy it.

It makes ZERO sense to destroy already affordable housing for these monster towers, which will, no matter how much The City continues to claim, NOT be affordable.

Do not Scorched-Earth existing, beautiful, affordable, neighbourhoods for new developments. Instead, build on undeveloped land or on top of commercial buildings.

The video on The City website of this tower does not actually show INSIDE the building. If it did, it would show that the living spaces in these towers are SIGNIFICANTLY smaller than the size of the already affordable housing that The City wants to tear down to build this tower. A one bedroom in the already existing affordable housing in the beautiful low-rise buildings here average 600 sq ft. The "small scale units" in these towers, at a floor space ratio (FSR) of 6.8; will be HALF the size, if not even smaller. That is not a livable space. That is not a home.

The proposal states that 20% of the apartments in this tower will be at below-market value. BUT BELOW-MARKET RENT IS STILL UNAFFORDABLE. THIS IS NOT AFFORDABLE HOUSING. My rent is \$1200. Others pay just \$1000, or even less. And we pay this for beautiful one-bedroom apartments that are 600 sq ft or larger. These apartments this luxury tower will offer are significantly smaller than this. So, we are being asked to give up our ALREADY AFFORDABLE, beautiful, healthy sized, homes for tower apartments that are much smaller and will cost much more. THIS IS NOT LIKE-FOR-LIKE. THIS IS NOT HELPING THE HOUSING CRISIS, BUT INSTEAD ADDING TO IT. And taking living space away from people with ALSO ADD TO THE MENTAL HEALTH CRISIS.

And where is the Social Housing in these towers??? Not including that in this proposal is most definitely NOT helping the housing crisis.

Towers completely go against the concept of providing affordable housing and Vancouver being the greenest and most beautiful city. These towers will not be for residents of the community. They will be for the wealthy. They will block the natural light that is so important to all aspects of health and wellbeing. You deprive people of space and light, this will ADD TO THE MENTAL HEALTH CRISIS, as well as ADDING TO THE HOUSING CRISIS.

The City claims there are excellent Tenant Relocation and Protection Policies. This is pure fantasy, and an insult. Where will The City put all these Vancouver residents who are made homeless when their affordable homes are destroyed for these luxury towers to be built go? – it most certainly will not be in the same neighbourhoods. It does not say where these displaced tenants will go for the years that it takes to tear down their homes and build these towers.

And that the tenants who are forced out of their beautiful, affordable homes for these towers will be able to move back in to them at below-market value. As I have already said, this will STILL BE HUNDREDS OF DOLLARS MORE than the rent of what they are paying in their already affordable homes. People live here because they love it and because it is ALREADY AFFORDABLE. People with low to middle income, healthcare workers, seniors, people with disabilities and essential healthcare needs.

Do we all need to apply under with The Registry for Social Housing? So that we are not forced out of our neighbourhoods by these unaffordable towers? So, is it a case of, Register for Social Housing, or be homeless?

Also, many people live here because THEY HAVE TO - I am one of those people. And if I cannot afford to live here, because of losing my affordable housing to these luxury unaffordable towers, I'm completely SCREWED. And there are thousands more here like me.

Rezoning projects like this force residents out of their homes and communities; taking them away from the essential, life-sustaining, healthcare that they need to have access to. And forcing people who live here because they also work here is going to result in more people driving in to the area (as they will be forced to live in the Suburbs and there is no transit infrastructure to here from most suburban areas – another reason why I am such a proponent of building OUT – NOT UP - and creating proper infrastructure there and between there and the city), so more cars, more traffic, and more pollution.

Something else that needs to be considered is Fire Safety. I refer you to the Grenfell Tower Fire in London in 2017. This was even more so tragic because of the material used on the outside of the building acted as an accelerant for the fire. But the fact remains that because it was a TOWER it was a SIGNIFICANT risk factor, as people were not able to get out in time due to limited stairwell space and access, and seniors and people with disabilities

				<p>being unable to use or get down the stairs in time.</p> <p>TOWERS ARE A SIGNIFICANT FIRE RISK.</p> <p>This was a 24-storey tower. 72 people died, 2 later in hospital, 73 more injured. There have been many similar tragedies throughout the world in such towers.</p> <p>THEY DO NOT BUILD TOWERS IN LONDON ANYMORE SINCE THIS.</p> <p>I live in a 3-storey low-rise apartment. We had a fire alarm just before Christmas. Everyone was out of the building within just 30 seconds. Think about this...</p> <p>We should building OUT, not UP! We should be working with other municipalities and putting in proper infrastructure to support this. NOT DESTROYING EXISTING, ALREADY AFFORDABLE, BEAUTIFUL NEIGHBOURHOODS. We do not have the SPACE in what is already a dense, very congested area to add these towers and the amount of people that come with them.</p> <p>Also, this location is close to VGH and its helicopter landing pad and towers compromise the flight paths of emergency helicopters. And more people mean more cars and more traffic, compromising ambulance and public access to the hospital and urgent medical centres.</p> <p>AND, local businesses will NOT survive if these towers and their mainstream retail outlets are built.</p> <p>Thus, I am voicing my absolute opposition.</p> <ul style="list-style-type: none"> <li>• STOP destroying Vancouver neighbourhoods.</li> <li>• STOP destroying Vancouver communities.</li> <li>• STOP destroying Vancouver residents' LIVES.</li> <li>• STOP destroying our beautiful Vancouver.</li> </ul> <p>Fiona O'Connell</p>			
2025-01-30	17:23	CD-1 Rezoning: 1171 West 12th Avenue	Oppose	<p>I am a very proud, long-term Fairview resident and I am in absolute OPPOSITION of the rezoning proposal of 1171 W. 12th Ave Avenue.</p>	Fiona OConnell	Fairview	<a href="#">Attachment 1</a>

I am not opposed to change. I am not opposed to building more affordable housing. I am ABSOLUTELY FOR THAT.

But I AM 100% against negative change, and chance done in a bad and destructive way – which this project, and other projects in the Broadway Plan, are. There is a RIGHT way to do this, and THIS is NOT the right way.

This neighbourhood already has thousands of affordable homes in place. The City is proposing to destroy them and replace them with unaffordable towers.

It absolutely makes sense to build along Broadway as that is where the Subway line will be. But the surrounding neighbourhoods should not be destroyed for towers.

This neighbourhood is NOT a Downtown. It is NOT a City Centre. It is part of Vancouver's rich history, being one of its oldest; with beautiful, ALREADY AFFORDABLE, low-rise buildings that compliment the natural beauty of the area. There is no place for luxury towers. These towers will not enhance the aesthetic of the neighbourhood and community. They will destroy it.

It makes ZERO sense to destroy already affordable housing for these monster towers, which will, no matter how much The City continues to claim, NOT be affordable.

Do not Scorched-Earth existing, beautiful, affordable, neighbourhoods for new developments. Instead, build on undeveloped land or on top of commercial buildings.

The video on The City website of this tower does not actually show INSIDE the building. If it did, it would show that the living spaces in these towers are SIGNIFICANTLY smaller than the size of the already affordable housing that The City wants to tear down to build this tower. A one bedroom in the already existing affordable housing in the beautiful low-rise buildings here average 600 sq ft. The "small scale units" in these towers, at a floor space ratio (FSR) of 6.8; will be HALF the size, if not even smaller. That is not a livable space. That is not a home.

The proposal states that 20% of the apartments in this tower will be at below-market value. BUT BELOW-MARKET RENT IS STILL UNAFFORDABLE. THIS IS NOT AFFORDABLE HOUSING. My rent is \$1200. Others pay just \$1000, or even less. And we pay this for beautiful one-bedroom apartments that are 600 sq ft or larger. These apartments this luxury tower will offer are significantly smaller than this. So, we are being asked to give up our ALREADY AFFORDABLE, beautiful, healthy sized, homes for tower apartments that are much smaller and will cost much more. THIS IS NOT LIKE-FOR-LIKE. THIS IS NOT HELPING THE HOUSING CRISIS, BUT INSTEAD ADDING TO IT. And taking living space away from people with ALSO ADD TO THE MENTAL HEALTH CRISIS.

And where is the Social Housing in these towers??? Not including that in this proposal is most definitely NOT helping the housing crisis.

Towers completely go against the concept of providing affordable housing and Vancouver being the greenest and most beautiful city. These towers will not be for residents of the community. They will be for the wealthy. They will block the natural light that is so important to all aspects of health and wellbeing. You deprive people of space and light, this will ADD TO THE MENTAL HEALTH CRISIS, as well as ADDING TO THE HOUSING CRISIS.

The City claims there are excellent Tenant Relocation and Protection Policies. This is pure fantasy, and an insult. Where will The City put all these Vancouver residents who are made homeless when their affordable homes are destroyed for these luxury towers to be built go? – it most certainly will not be in the same neighbourhoods. It does not say where these displaced tenants will go for the years that it takes to tear down their homes and build these towers.

And that the tenants who are forced out of their beautiful, affordable homes for these towers will be able to move back in to them at below-market value. As I have already said, this will STILL BE HUNDREDS OF DOLLARS MORE than the rent of what they are paying in their already affordable homes. People live here because they love it and because it is ALREADY AFFORDABLE. People with low to middle income, healthcare workers, seniors, people with disabilities and essential healthcare needs.

Do we all need to apply under with The Registry for Social Housing? So that we are not forced out of our neighbourhoods by these unaffordable towers? So, is it a case of, Register for Social Housing, or be homeless?

Also, many people live here because THEY HAVE TO - I am one of those people. And if I cannot afford to live here, because of losing my affordable housing to these luxury unaffordable towers, I'm completely SCREWED. And there are thousands more here like me.

Rezoning projects like this force residents out of their homes and communities; taking them away from the essential, life-sustaining, healthcare that they need to have access to. And forcing people who live here because they also work here is going to result in more people driving in to the area (as they will be forced to live in the Suburbs and there is no transit infrastructure to here from most suburban areas – another reason why I am such a proponent of building OUT – NOT UP - and creating proper infrastructure there and between there and the city), so more cars, more traffic, and more pollution.

Something else that needs to be considered is Fire Safety. I refer you to the Grenfell Tower Fire in London in 2017. This was even more so tragic because



of the material used on the outside of the building acted as an accelerant for the fire. But the fact remains that because it was a TOWER it was a SIGNIFICANT risk factor, as people were not able to get out in time due to limited stairwell space and access, and seniors and people with disabilities being unable to use or get down the stairs in time.

TOWERS ARE A SIGNIFICANT FIRE RISK.

This was a 24-storey tower. 72 people died, 2 later in hospital, 73 more injured. There have been many similar tragedies throughout the world in such towers.

THEY DO NOT BUILD TOWERS IN LONDON ANYMORE SINCE THIS.

I live in a 3-storey low-rise apartment. We had a fire alarm just before Christmas. Everyone was out of the building within just 30 seconds. Think about this...

We should building OUT, not UP! We should be working with other municipalities and putting in proper infrastructure to support this. NOT DESTROYING EXISTING, ALREADY AFFORDABLE, BEAUTIFUL NEIGHBOURHOODS. We do not have the SPACE in what is already a dense, very congested area to add these towers and the amount of people that come with them.

Also, this location is close to VGH and its helicopter landing pad and towers compromise the flight paths of emergency helicopters. And more people mean more cars and more traffic, compromising ambulance and public access to the hospital and urgent medical centres.

AND, local businesses will NOT survive if these towers and their mainstream retail outlets are built.

Thus, I am voicing my absolute opposition.

- STOP destroying Vancouver neighbourhoods.
- STOP destroying Vancouver communities.
- STOP destroying Vancouver residents' LIVES.
- STOP destroying our beautiful Vancouver.

Fiona O'Connell

2025-02-12	18:12	CD-1 Rezoning: 1171 West 12th Avenue	Oppose	<p>I am a very proud, long-term Fairview resident and I am in absolute OPPOSITION of the rezoning proposal of 1171 W. 12th Ave Avenue.</p> <p>I am not opposed to change. I am not opposed to building more affordable housing. I am ABSOLUTELY FOR THAT. But I AM 100% against negative change, and chance done in a bad and destructive way – which this project, and other projects in the Broadway Plan, are. There is a RIGHT way to do this, and THIS is NOT the right way.</p> <p>This neighbourhood already has thousands of affordable homes in place. The City is proposing to destroy them and replace them with unaffordable towers.</p> <p>It absolutely makes sense to build along Broadway as that is where the Subway line will be. But the surrounding neighbourhoods should not be destroyed for towers.</p> <p>This neighbourhood is NOT a Downtown. It is NOT a City Centre. It is part of Vancouver’s rich history, being one of its oldest; with beautiful, ALREADY AFFORDABLE, low-rise buildings that compliment the natural beauty of the area. There is no place for luxury towers. These towers will not enhance the aesthetic of the neighbourhood and community. They will destroy it.</p> <p>It makes ZERO sense to destroy already affordable housing for these monster towers, which will, no matter how much The City continues to claim, NOT be affordable.</p> <p>Do not Scorched-Earth existing, beautiful, affordable, neighbourhoods for new developments. Instead, build on undeveloped land or on top of commercial buildings.</p> <p>The video on The City website of this tower does not actually show INSIDE the building. If it did, it would show that the living spaces in these towers are SIGNIFICANTLY smaller than the size of the already affordable housing that The City wants to tear down to build this tower. A one bedroom in the already existing affordable housing in the beautiful low-rise buildings here average 600 sq ft. The “small scale units” in these towers, at a floor space ratio (FSR) of 6.8; will be HALF the size, if not even smaller. That is not a livable space. That is not a home.</p> <p>The proposal states that 20% of the apartments in this tower will be at below-market value. BUT BELOW-MARKET RENT IS STILL UNAFFORDABLE. THIS IS NOT AFFORDABLE HOUSING. My rent is \$1200. Others pay just \$1000, or even less. And we pay this for beautiful one-bedroom apartments that are 600 sq ft or larger. These apartments this luxury tower will offer are significantly smaller than this. So, we are being asked to give up our ALREADY</p>	Fiona OConnell	Fairview	<a href="#">Attachment 1</a>
------------	-------	--------------------------------------	--------	--	----------------	----------	------------------------------

AFFORDABLE, beautiful, healthy sized, homes for tower apartments that are much smaller and will cost much more. THIS IS NOT LIKE-FOR-LIKE. THIS IS NOT HELPING THE HOUSING CRISIS, BUT INSTEAD ADDING TO IT. And taking living space away from people with ALSO ADD TO THE MENTAL HEALTH CRISIS.

And where is the Social Housing in these towers??? Not including that in this proposal is most definitely NOT helping the housing crisis.

Towers completely go against the concept of providing affordable housing and Vancouver being the greenest and most beautiful city. These towers will not be for residents of the community. They will be for the wealthy. They will block the natural light that is so important to all aspects of health and wellbeing. You deprive people of space and light, this will ADD TO THE MENTAL HEALTH CRISIS, as well as ADDING TO THE HOUSING CRISIS.

The City claims there are excellent Tenant Relocation and Protection Policies. This is pure fantasy, and an insult. Where will The City put all these Vancouver residents who are made homeless when their affordable homes are destroyed for these luxury towers to be built go? – it most certainly will not be in the same neighbourhoods. It does not say where these displaced tenants will go for the years that it takes to tear down their homes and build these towers.

And that the tenants who are forced out of their beautiful, affordable homes for these towers will be able to move back in to them at below-market value. As I have already said, this will STILL BE HUNDREDS OF DOLLARS MORE than the rent of what they are paying in their already affordable homes. People live here because they love it and because it is ALREADY AFFORDABLE. People with low to middle income, healthcare workers, seniors, people with disabilities and essential healthcare needs.

Do we all need to apply under with The Registry for Social Housing? So that we are not forced out of our neighbourhoods by these unaffordable towers? So, is it a case of, Register for Social Housing, or be homeless?

Also, many people live here because THEY HAVE TO - I am one of those people. And if I cannot afford to live here, because of losing my affordable housing to these luxury unaffordable towers, I'm completely SCREWED. And there are thousands more here like me.

Rezoning projects like this force residents out of their homes and communities; taking them away from the essential, life-sustaining, healthcare that they need to have access to. And forcing people who live here because they also work here is going to result in more people driving in to the area (as they will be forced to live in the Suburbs and there is no transit infrastructure to here from most suburban areas – another reason why I am such a proponent of building OUT – NOT UP - and creating proper

infrastructure there and between there and the city), so more cars, more traffic, and more pollution.

Something else that needs to be considered is Fire Safety. I refer you to the Grenfell Tower Fire in London in 2017. This was even more so tragic because of the material used on the outside of the building acted as an accelerant for the fire. But the fact remains that because it was a TOWER it was a SIGNIFICANT risk factor, as people were not able to get out in time due to limited stairwell space and access, and seniors and people with disabilities being unable to use or get down the stairs in time.

TOWERS ARE A SIGNIFICANT FIRE RISK.

This was a 24-storey tower. 72 people died, 2 later in hospital, 73 more injured. There have been many similar tragedies throughout the world in such towers.

THEY DO NOT BUILD TOWERS IN LONDON ANYMORE SINCE THIS.

I live in a 3-storey low-rise apartment. We had a fire alarm just before Christmas. Everyone was out of the building within just 30 seconds. Think about this...

We should building OUT, not UP! We should be working with other municipalities and putting in proper infrastructure to support this. NOT DESTROYING EXISTING, ALREADY AFFORDABLE, BEAUTIFUL NEIGHBOURHOODS. We do not have the SPACE in what is already a dense, very congested area to add these towers and the amount of people that come with them.

Also, this location is close to VGH and its helicopter landing pad and towers compromise the flight paths of emergency helicopters. And more people mean more cars and more traffic, compromising ambulance and public access to the hospital and urgent medical centres.

AND, local businesses will NOT survive if these towers and their mainstream retail outlets are built.

Thus, I am voicing my absolute opposition.

- STOP destroying Vancouver neighbourhoods.
- STOP destroying Vancouver communities.
- STOP destroying Vancouver residents' LIVES.

				<ul style="list-style-type: none"> <li>• STOP destroying our beautiful Vancouver.</li> </ul> <p>Fiona O'Connell</p>			
2025-02-14	09:45	CD-1 Rezoning: 1171 West 12th Avenue	Oppose	<p>My comments can apply to any of these amendments to the Zoning and Development By-law. First, I don't feel that a 17 or 20-storey building belongs in these neighbourhoods. I would cap it at 14 at the most. I would have to think again, however, if there truly was going to be a lot of affordable housing in any of these buildings. Then, I would have to ask myself why I felt I had the right to say people - students, young families, those with low incomes, etc. - should not have a place to live when I have one. But from everything I've read, it's only 20% of the building, and it's "below market" value. That's not affordable for everyone. So, I am opposed to these towers, but would be supportive of lower towers, or even higher ones, with more and actual affordable rentals.</p>	Leslie Mercer	Fairview	
2025-02-24	10:25	CD-1 Rezoning: 1171 West 12th Avenue	Oppose	See attached	Fiona OConnell		Appendix A
2025-02-24	16:21	CD-1 Rezoning: 1171 West 12th Avenue	Oppose	<p>I strongly oppose this rezoning. With parking spaces being deregulated, I am afraid students/renters in this complex would utilize street parking along the immediate vicinity, which currently has free and low-density parking. Up zoning to this capacity with 400+ units will turn West Point Grey into University District in Seattle. I lived there for a year as an exchange student - it wasn't pretty. Bumper to bumper parking on the sides of the streets - pt. grey is not designed for this.</p> <p>For me to support this housing, it would need strict parking spot implementation, and permit only parking on the streets offered free of cost to renters/homeowners that don't live in the tower.</p>	Piyush Awasthi	West Point Grey	
2025-02-23	17:13	CD-1 Rezoning: 1171 West 12th Avenue	Oppose	<p>For February 27, 2025 public hearing - Absolute Opposition to Rezoning Proposal at 1171 W. 12th Avenue.</p> <p>Please stop destroying Vancouver neighbourhoods.</p> <p>Towers are ugly and antisocial.</p> <p>They are not in keeping with the Neighbourhood and the aesthetics of the other buildings and the beauty of the Neighbourhood.</p> <p>This particular structure - like so many that the city want to have with their Broadway plan - yes THEIR plan. Not our plan, not the residents plan, not the tenants plan, not the people of Vancouver's plan; it is the city and the developers plan - is yet again:</p> <ul style="list-style-type: none"> <li>• Another hideous ugly tower</li> <li>• That strips away community and a sense of belonging and wellbeing</li> </ul>	Fiona OConnell	Fairview	Appendix A

- Another ugly, unaffordable, antisocial luxury tower
- That will completely destroy the beauty of the Neighbourhood,
- That will reduce light corridors, being significantly detrimental to mental health and well-being
- It will tear down the beautiful affordable housing here to build this tower
- It will force these tenants out AND MAKE THEM HOMELESS
- All these proposed towers will be tearing down the existing already affordable housing here and displacing thousands of tenants

People in this community (the Fairview community) live here because they are 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.

Plus, as this rezoning proposal is close to VGH and its helicopter landing pad, high-rise buildings compromise the flight paths of emergency helicopters.

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 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.

All this destruction and displacement and human tragedy, for what???

For these hideous, monstrous luxury towers, that will NOT be affordable - 20% below market rate is STILL NOT AFFORDABLE. SO THEY WILL NOT BE FOR PROVIDING MUCH NEEDED AFFORDABLE HOUSING. THAT IS A FLAT OUT LIE. THESE WILL ONLY BE FOR the high and wealthy income people. That is the only group that will benefit from having these towers. The only group that actually realistically will be living in these towers.

- The CoV does not want mixed communities.
- The CoV does not want mixed housing types.
- The CoV does not want mixed incomes.
  
- BUT THE PEOPLE OF VANCOUVER DO.

With the Broadway plan and these towers being approved at a terrifyingly turbo charge speed, the reality and outcome of this Broadway plan will be that there will be no low income, no middle income, no seniors, no people with health issues that need to live here to have their life sustaining care, no

people with disabilities, and no artists.

This will be an Orwellian dystopian city for the high middle class and wealthy only. And it is this which is actually their Broadway plan.

It will not be locals living in these towers, even with the apartments stated to be at 20% below market.

We have gone over the figures for market rate and 20% below market rate, AND THIS IS STILL NOT AFFORDABLE HOUSING.

At the very least, 20% below market rate will still cost (the average person, who is ALREADY living in the ALREADY AFFORDABLE HOUSING HERE, and with HEALTHY SIZED LIVING SPACE) an additional \$500 a month. AND THIS WILL BE WITH A SEVERE REDUCTION IN LIVING SPACE.

So, this Like-for-like that The City is saying – that the THOUSANDS of demovicted residents who's already affordable, beautiful, character, homes will be destroyed to build these luxury towers for, can move back into these luxury towers at the same rent and the same size - IS SIMPLY ABSOLUTELY NOT TRUE.

IT IS AN UTTER WHITEWASH AND AN UTTER LIE, AND AN UTTER SIN; TO HAVE SUCH BLATANT CONTEMPT, DISREGARD, AND DISRESPECT FOR THE PEOPLE OF VANCOUVER, WHOM ARE THE CITY'S CONSTITUENTS; THE PEOPLE THE CITY IS SUPPOSED TO REPRESENT AND LISTEN TO AND LOOK OUT FOR. THIS IS AN UTTER DISGRACE AND SHAMEFUL.

And again the video online showing the design for this tower does not go inside the building. It does not show the structure and the plans and the actual sizes these apartments in this tower will be.

Why are we not clearly being given this essential information?  
Why aren't we actually being told what the actual square footage would be??? in these rooms in these luxury towers??

We are given wishy-washy, fluff piece sentences and words and NEVER given the actual truth. We are never given in it Layman's terms.

Why are we given terms like floor space ratio??? And figures like 6:8???

None of this makes sense to your constituents. It is not clear. It is not transparent. It is designed with the intention to create fluff and confusion and have essential information go over our heads so that we are not informed and are not in the know; so that we cannot oppose.

This is all very deceptive.

WHY NOT SIMPLY STATE APARTMENT AND ROOM SIZES IN THE ORIGINAL, SIMPLE, SQUARE FOOT FORMAT?????

And even more construction and disruption in what is already an extremely dense neighbourhood will further add to the congestion in this already dense Neighbourhood, causing further traffic delays and gridlock.

And as this is along a key route for ambulances and other health vehicles, this congestion will cause those emergency services vehicles to be trapped in traffic and unable to give 100% of the health services to try and save people, and can result in patient's dying when they should not be. This opens up a MASSIVE legal and insurance can of worms.

Having towers in Hospital areas that have the Heli landing pad for the emergency helicopter services is also a terrible idea as this can interfere with the flight paths, and again hinder life essential services.

Another thing needs to be taken into consideration is street level parking, which this tower proposal will bring, despite the developers and The City saying that parking will be reduced and people will not drive anymore.

This is NONSENSE.

There will always be cars.

There will be even more if The City displaces the thousands of residents in Kits, Fairview, Mount Pleasant, and other areas, and force them to have to move to the suburbs, which do not have superior transit infrastructure; so everyone will have to drive into Kits, Fairview, Mount Pleasant, and other areas – because most people who live in these areas ALSO WORK IN THESE AREAS TOO!

THIS IS WHY PEOPLE LIVE HERE!

BECAUSE THEY WORK HERE.

BECAUSE THEY NEED TO VISIT DYING LOVED ONES AT THESE HOSPITALS AND CLINICS HERE

AND TO HAVE ACCESS TO THE ESSENTIAL HEALTHCARE SERVICES THAT YOU CAN ONLY GET HERE.

So, forcing everyone out and then them all having to drive back here for this is only going to SEVERELY INCREASE TRAFFIC, CONGESTION, ACCIDENTS, AND POLLUTION.

WHERE HAS THE COMMON SENSE IN ALL OF THIS GONE????



- There is already not enough parking for the infrastructure that is already here in these already very dense areas.
- There is already not enough parking for people who already live here.
- There is already not enough parking for all the healthcare workers at the hospitals and clinics in this area, let alone parking for families who have to go and see their dying loved ones in the hospital and these clinics in this area.

So, bringing in towers, which will bring more people, is going to add to and increase all of these problems MASSIVELY. It will be an absolute disaster - causing more congestion, causing more traffic, causing people to die in ambulances because the ambulances are stuck in traffic and cannot get to the emergency services.

At previous public hearings, the general consensus from the speakers is that WE DO NOT WANT TOWERS, but if there are to be A FEW towers in KEY areas (ALONG BROADWAY, and ALONG BROADWAY ONLY) then 12 stories should be the absolute limit on them.

If The City could make this an amendment to the Broadway Plan, there would be SIGNIFICANTLY less opposition.

---

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.

Stop destroying Vancouver neighborhoods.

Stop destroying Vancouver communities.

Stop destroying Vancouver.

Also, 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 and very proud Fairview resident,

Fiona O'Connell

§ 22(1) Personal and Confidential

"s.22(1) Personal and Confidential"

FOR FEBRUARY 27, 2025 PUBLIC HEARING

ON THE BROADWAY PLAN

1171 W. 12 AVENUE REZONING PROPOSAL

IT ALSO HAS TO BE KNOWN THAT UNTIL THE ELEVENTH HOUR, THERE WAS ZERO COMMUNITY ENGAGEMENT DONE BY THE CITY

It also has to be known that there was zero communication and consultation with the public about this, especially in my neighborhood of Fairview, until about two years ago with a couple of postcards.

I have lived here for 13 years and I didn't know anything about the subway being built until it actually was being built!!

And then I saw a poster on the bus a few summers ago asking people to sign up and help shape Vancouver and shape Broadway.

I happily signed up for these and regularly put all my ideas and input into these opportunities to participate.

There WAS NO MENTION OF TOWERS. AT ALL.

It talked about improving accessibility (and then goes and put these big bumpy format materials all over the sidewalks that people with smaller wheels such as using walkers or with push chairs cannot actually get over, so actually causing further massive barriers to accessibility - this is another thing I am trying to work with City Hall on, to get this format changed to the stripe format and not the bump format, but I'm not having any luck and support and proactivity with the city on that front either), and it talked about putting more patio space on sidewalks friendly, and doing something more park like up at City Hall.

THAT WAS IT.

NO MENTION AT ALL OF INTRODUCING TOWERS INTO OUR NEIGHBOURHOODS.

NO MENTION OF DEMOLISHING MANY, MANY BEAUTIFUL ACTUAL ALREADY AFFORDABLE Buildings AND HOMES HERE TO PUT THESE LUXURY TOWERS IN THEIR PLACE - towers that will not be affordable, despite the promise of 20% of the suites being below market value.

The first rezoning postcard I had through my door was in April 2023. And This was the very first time a tower had been mentioned.

I put in my opposition to that. And was still none the wiser that the one tower application was actually the tip of the iceberg for the avalanche of towers that ABC want to bulldoze over our beautiful communities and neighbourhood for.

I continued getting emails to do the questionnaires and input into the Vancouver and the Broadway plans.

And I put forth copious opinions and suggestions; which had been 100% ignored.

Any literature The City has on this where it says it has done community engagement and involvement, not one of my hundreds of feedback pieces have been used in the literature. One would say it almost makes you feel jaded and that perhaps only comments in Support of these projects are posted, with a few token Opposition ones to appease that side of things.

So, no outright, actual, proper, transparent, community engagement done.

A lot of people I know are still very much in the dark on all of this, because they're not actively seeking the information like I am now; like a lot of us are now.

Had we stayed in the dark like our counterparts or other neighbours we too would still not have clue what is actually going on here.

Any time I talk to somebody in these Neighbourhoods and tell them about what's going with this Broadway Plan, they are completely shocked and stunned and had zero idea and knowledge of any of it.

If we don't go out and seek this information, The City is very content to, and very good at, not giving it to us.

And it is our fundamental, legal, right as citizens to have this information and have it in a clear, transparent, and timely manner.

All the online engagement I have done on the Broadway plan – and they was NO MENTION OF TOWERS.

NO MENTION OF THEM wanting TO BULLDOZE OUR EXISTING, historical, beautiful, character, (oh, and did I already mention too, ALREADY AFFORDABLE) neighbourhoods, for unaffordable, ugly, high rise luxury towers. Nope, still no mention of that.

And then it was extremely quiet from The City for a very long time. No news,

no asking for public engagement. No invites to information events.

Then in November 2024, as I was cutting down the back streets in my neighborhood to get to a medical appointment, I saw posters on the lamp posts running along the street, so I stopped and had a good look at it.

And this was THE FIRST time I had been told anything about the Broadway plan meaning high-rise Towers, a proposed downtown two, a proposed city center. I was shocked. I was sickened to my very core. I feel sick about this still, all day, every day.

I had no information on this given to me through all the communications and input I had been giving with the city over the past 5+ years.

None of that mentioned what was on these posters.

-\*\*\* these posters had my attention. \*\*\*

The City didn't have my attention, because it does not want us to have that attention.

The posters said there was a protest to be held outside City Hall that weekend, and I was there with bells and whistles.

And it was the speakers that were here; speakers from Team for a Livable Vancouver - who actually care about the city and the people in it, who care about their constituents - and speakers from people who live and thrive and call these amazing neighborhood's homes; speaking out, giving us the information and the ACTUAL TRUTH.

And I was shocked. And sickened. I still am.

And all the people around me were shocked and sickened. They all still are.


We did not know that The City plans to scorch earth three neighbourhoods and cover them with unlimited amounts of high-rise towers, at unlimited heights, with unlimited densification.

It still feels like a nightmare and I'm waiting for us to wake up and for this to be just that - a nightmare; and then we wake up and common sense is still here and our beautiful city is still here and not under threat.

But it's not a sleeping nightmare.

It is an actual, living nightmare; this is actually happening.

And we need to stop it from happening.

				<p>We need to pause the Broadway Plan.</p> <p>We need to copiously go through every part of the Broadway Plan in absolute detail, and revise it;</p> <p>with WE, THE PEOPLE, the residents, the citizens of Vancouver,</p> <p>and the architects, developers, and builders who have worked on previous Vancouver City projects, and with such success and in keeping with the beauty and history of Vancouver – not student developers who have no ties to our beautiful city so have no care for it and its people.</p> <p>And this is why I am opposing this rezoning proposal of 1171 W. 12th Avenue.</p> <p>And why I oppose the Broadway plan.</p> <p>And why I oppose the pro-density, pro-demoviction, pro-wealthy, ABC party.</p> <p>Stop destroying Vancouver neighborhoods.</p> <p>Stop destroying Vancouver communities.</p> <p>Stop destroying Vancouver.</p> <p>Also, 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.</p> <p>Yours sincerely,</p> <p>Very concerned and very proud Fairview resident,</p> <p>Fiona O’Connell</p> <p><small>§ 22(1) Personal and Confidential</small></p> 			
2025-02-17	20:37	CD-1 Rezoning: 1171 West 12th Avenue	Oppose	Rezoning applications are getting out of control in the Fairview area. Speculative investments are responsible for inflating housing prices. As a result, housing is getting less and less affordable and accessible.	Rémi Torrenta	Fairview	

Report date range from: 1/7/2025 12:00:01 PM to: 2/24/2025 5:00:00 PM

For February 27, 2025 public hearing - Absolute Opposition to Rezoning Proposal at 1171 W. 12th Avenue.

Please stop destroying Vancouver neighbourhoods.

Towers are ugly and antisocial.

They are not in keeping with the Neighbourhood and the aesthetics of the other buildings and the beauty of the Neighbourhood.

This particular structure - like so many that the city want to have with their Broadway plan - yes THEIR plan. Not our plan, not the residents plan, not the tenants plan, not the people of Vancouver's plan; it is the city and the developers plan - is yet again:

- Another hideous ugly tower
- That strips away community and a sense of belonging and wellbeing
- Another ugly, unaffordable, antisocial luxury tower
- That will completely destroy the beauty of the Neighbourhood,
- That will reduce light corridors, being significantly detrimental to mental health and well-being
- It will tear down the beautiful affordable housing here to build this tower
- It will force these tenants out AND MAKE THEM HOMELESS
- All these proposed towers will be tearing down the existing already affordable housing here and displacing thousands of tenants

People in this community (the Fairview community) live here because they are 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.

Plus, as this rezoning proposal is close to VGH and its helicopter landing pad, high-rise buildings compromise the flight paths of emergency helicopters.

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 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.

All this destruction and displacement and human tragedy, for what???

For these hideous, monstrous luxury towers, that will NOT be affordable - 20% below market rate is STILL NOT AFFORDABLE. SO THEY WILL **NOT** BE FOR PROVIDING MUCH NEEDED AFFORDABLE HOUSING. THAT IS A FLAT OUT LIE. THESE WILL ONLY BE FOR the high and wealthy income people. That is the only group that will benefit from having these towers. The only group that actually realistically will be living in these towers.

- The CoV does not want mixed communities.
- The CoV does not want mixed housing types.
- The CoV does not want mixed incomes.
  
- BUT THE **PEOPLE** OF VANCOUVER DO.

With the Broadway plan and these towers being approved at a terrifyingly turbo charge speed, the reality and outcome of this Broadway plan will be that there will be no low income, no middle income, no seniors, no people with health issues that need to live here to have their life sustaining care, no people with disabilities, and no artists.

This will be an Orwellian dystopian city for the high middle class and wealthy only. And it is this which is actually their Broadway plan.

It will not be locals living in these towers, even with the apartments stated to be at 20% below market.

We have gone over the figures for market rate and 20% below market rate, AND THIS IS STILL NOT AFFORDABLE HOUSING.

At the very least, 20% below market rate will still cost (the average person, who is ALREADY living in the ALREADY AFFORDABLE HOUSING HERE, and with HEALTHY SIZED LIVING SPACE) an additional \$500 a month. AND THIS WILL BE WITH A SEVERE REDUCTION IN LIVING SPACE.

So, this Like-for-like that The City is saying – that the THOUSANDS of demovicted residents who's already affordable, beautiful, character, homes will be destroyed to build these luxury towers for, can move back into these luxury towers at the same rent and the same size - IS SIMPLY ABSOLUTELY NOT TRUE.

IT IS AN UTTER WHITEWASH AND AN UTTER LIE, AND AN UTTER SIN; TO HAVE SUCH BLATANT CONTEMPT, DISREGARD, AND DISRESPECT FOR THE PEOPLE OF VANCOUVER, WHOM ARE THE CITY'S CONSTITUENTS; THE PEOPLE THE CITY IS SUPPOSED TO REPRESENT AND LISTEN TO AND LOOK OUT FOR. THIS IS AN UTTER DISGRACE AND SHAMEFUL.

And again the video online showing the design for this tower **does not go inside the building. It does not show the structure and the plans and the actual sizes these apartments in this tower will be.**

**Why are we not clearly being given this essential information?**

**Why aren't we actually being told what the actual square footage would be???** in these rooms in these luxury towers??

We are given wishy-washy, fluff piece sentences and words and NEVER given the actual truth. We are never given in it Layman's terms.

Why are we given terms like floor space ratio???. And figures like 6:8???

None of this makes sense to your constituents. It is not clear. It is not transparent. It is designed with the intention to create fluff and confusion and have essential information go over our heads so that we are not informed and are not in the know; so that we cannot oppose.

This is all very deceptive.

WHY NOT SIMPLY STATE APARTMENT AND ROOM SIZES IN THE ORIGINAL, SIMPLE, SQUARE FOOT FORMAT?????

And even more construction and disruption in what is already an extremely dense neighbourhood will further add to the congestion in this already dense Neighbourhood, causing further traffic delays and gridlock.

And as this is along a key route for ambulances and other health vehicles, this congestion will cause those emergency services vehicles to be trapped in traffic and unable to give 100% of the health services to try and save people, and can result in patient's dying when they should not be. This opens up a MASSIVE legal and insurance can of worms.

Having towers in Hospital areas that have the Heli landing pad for the emergency helicopter services is also a terrible idea as this can interfere with the flight paths, and again hinder life essential services.

Another thing needs to be taken into consideration is street level parking, which this tower proposal will bring, despite the developers and The City saying that parking will be reduced and people will not drive anymore.

This is NONSENSE.

There will always be cars.

There will be even more if The City displaces the thousands of residents in Kits, Fairview, Mount Pleasant, and other areas, and force them to have to move to the suburbs, which do not have superior transit infrastructure;



so everyone will have to drive into Kits, Fairview, Mount Pleasant, and other areas – because most people who live in these areas ALSO WORK IN THESE AREAS TOO!

THIS IS WHY PEOPLE LIVE HERE!

BECAUSE THEY WORK HERE.

BECAUSE THEY NEED TO VISIT DYING LOVED ONES AT THESE HOSPITALS AND CLINICS HERE

AND TO HAVE ACCESS TO THE ESSENTIAL HEALTHCARE SERVICES THAT YOU CAN ONLY GET HERE.

So, forcing everyone out and then them all having to drive back here for this is only going to SEVERELY INCREASE TRAFFIC, CONGESTION, ACCIDENTS, AND POLLUTION.

WHERE HAS THE COMMON SENSE IN ALL OF THIS GONE????

- There is already not enough parking for the infrastructure that is already here in these already very dense areas.
- There is already not enough parking for people who already live here.
- There is already not enough parking for all the healthcare workers at the hospitals and clinics in this area, let alone parking for families who have to go and see their dying loved ones in the hospital and these clinics in this area.

So, bringing in towers, which will bring more people, is going to add to and increase all of these problems MASSIVELY. **It will be an absolute disaster** - causing more congestion, causing more traffic, causing people to die in ambulances because the ambulances are stuck in traffic and cannot get to the emergency services.

At previous public hearings, the general consensus from the speakers is that WE DO NOT WANT TOWERS, but if there are to be A FEW towers in KEY areas (ALONG BROADWAY, and ALONG BROADWAY ONLY) then 12 stories should be the absolute limit on them.

If The City could make this an amendment to the Broadway Plan, there would be SIGNIFICANTLY less opposition.

---

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.

Stop destroying Vancouver neighborhoods.

Stop destroying Vancouver communities.

Stop destroying Vancouver.

Also, 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 and very proud Fairview resident,

Fiona O'Connell

**FOR FEBRUARY 27, 2025 PUBLIC HEARING**

ON THE BROADWAY PLAN

1171 W. 12 AVENUE REZONING PROPOSAL

IT ALSO HAS TO BE KNOWN THAT UNTIL THE ELEVENTH HOUR, THERE WAS ZERO COMMUNITY ENGAGEMENT DONE BY THE CITY

It also has to be known that there was zero communication and consultation with the public about this, especially in my neighborhood of Fairview, until about two years ago with a couple of postcards.

I have lived here for 13 years and I didn't know anything about the subway being built until it actually was being built!!

And then I saw a poster on the bus a few summers ago asking people to sign up and help shape Vancouver and shape Broadway.

I happily signed up for these and regularly put all my ideas and input into these opportunities to participate.

There WAS NO MENTION OF TOWERS. AT ALL.

It talked about improving accessibility (and then goes and put these big bumpy format materials all over the sidewalks that people with smaller wheels such as using walkers or with push chairs cannot actually get over, so actually causing further massive barriers to accessibility - this is another thing I am trying to work with City Hall on, to get this format changed to the stripe format and not the bump format, but I'm not having any luck and support and proactivity with the city on that front either), and it talked about putting more patio space on sidewalks friendly, and doing something more park like up at City Hall.

THAT WAS IT.

NO MENTION AT ALL OF INTRODUCING TOWERS INTO OUR NEIGHBOURHOODS.

NO MENTION OF DEMOLISHING MANY, MANY BEAUTIFUL ACTUAL ALREADY AFFORDABLE Buildings AND HOMES HERE TO PUT THESE LUXURY TOWERS IN THEIR PLACE - towers that will not be affordable, despite the promise of 20% of the suites being below market value.

The first rezoning postcard I had through my door was in April 2023. And This was the very first time a tower had been mentioned.

I put in my opposition to that. And was still none the wiser that the one tower application was actually the tip of the iceberg for the avalanche of towers that ABC want to bulldoze over our beautiful communities and neighbourhood for.

I continued getting emails to do the questionnaires and input into the Vancouver and the Broadway plans.

And I put forth copious opinions and suggestions; which had been 100% ignored.

Any literature The City has on this where it says it has done community engagement and involvement, **not one of my hundreds of feedback pieces** have been **used** in the literature. One would say it almost makes you feel jaded and that perhaps only comments in Support of these projects are posted, with a few token Opposition ones to appease that side of things.

So, no outright, actual, proper, transparent, community engagement done.

A lot of people I know are still very much in the dark on all of this, because they're not actively seeking the information like I am now; like a lot of us are now.

Had we stayed in the dark like our counterparts or other neighbours we too would still not have clue what is actually going on here.

Any time I talk to somebody in these Neighbourhoods and tell them about what's going with this Broadway Plan, they are completely shocked and stunned and had zero idea and knowledge of any of it.

If we don't go out and seek this information, The City is very content to, and very good at, not giving it to us.

And it is our fundamental, legal, right as citizens to have this information and have it in a clear, transparent, and timely manner.

**All the online engagement I have done on the Broadway plan – and they was NO MENTION OF TOWERS.**

NO MENTION OF THEM wanting TO BULLDOZE OUR EXISTING, historical, beautiful, character, (oh, and did I already mention too, ALREADY AFFORDABLE) neighbourhoods, for unaffordable, ugly, high rise luxury towers. Nope, still no mention of that.

And then it was extremely quiet from The City for a very long time. No news, no asking for public engagement. No invites to information events.

**Then in November 2024**, as I was cutting down the back streets in my neighborhood to get to a medical appointment, I saw posters on the lamp posts running along the street, so I stopped and had a good look at it.

And **this was THE FIRST time I had been told anything about the Broadway plan meaning high-rise Towers, a proposed downtown two, a proposed city center. I was shocked. I was sickened to my very core. I feel sick about this still, all day, every day.**

I had no information on this given to me through all the communications and input I had been giving with the city over the past 5+ years.

None of that mentioned what was on these posters.

-\*\*\* these posters had my attention. \*\*\*

The City didn't have my attention, **because it does not want us to have that attention.**

The posters said there was a protest to be held outside City Hall that weekend, and I was there with bells and whistles.

And it was the speakers that were here; speakers from Team for a Livable Vancouver - who actually care about the city and the people in it, who care about their constituents - and speakers from people who live and thrive and call these amazing neighborhood's homes; speaking out, giving us the information and the ACTUAL TRUTH.

And I was shocked. And sickened. I still am.

And all the people around me were shocked and sickened. They all still are.

We did not know that The City plans to scorch earth three neighbourhoods and cover them with unlimited amounts of high-rise towers, at unlimited heights, with unlimited densification.

It still feels like a nightmare and I'm waiting for us to wake up and for this to be just that - a nightmare; and then we wake up and common sense is still here and our beautiful city is still here and not under threat.

But it's not a sleeping nightmare.

It is an actual, living nightmare; this is actually happening.

And we need to stop it from happening.

We need to pause the Broadway Plan.

We need to copiously go through every part of the Broadway Plan in absolute detail, and revise it;

with WE, THE PEOPLE, the residents, the citizens of Vancouver,

and the architects, developers, and builders who have worked on previous Vancouver City projects, and with such success and in keeping with the beauty and history of Vancouver – **not student developers who have no ties to our beautiful city so have no care for it and its people.**

And this is why I am opposing this rezoning proposal of 1171 W. 12<sup>th</sup> Avenue.

And why I oppose the Broadway plan.

And why I oppose the pro-density, pro-demoviction, pro-wealthy, ABC party.

Stop destroying Vancouver neighborhoods.

Stop destroying Vancouver communities.

Stop destroying Vancouver.

Also, 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 and very proud Fairview resident,

Fiona O'Connell

s.22(1) Personal and Confidential

