

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-02-27	16:47	CD-1 Rezoning: 1171 West 12th Avenue	Oppose	<p>1. The proposed tower is across the street from where I live. There already exists a large tower across the street beside this proposed tower for 1171 West 12th. The present, large tower will be dwarfed by the new tower, creating a wall of towers across the street.</p> <p>2. The demolition and construction will create noise, dust, disturbance and further congestion for 3+ years.</p> <p>3. Will tenants in the neighbourhood be compensated for losing the enjoyment of peace and quiet of their home, as well as reduction in their quality of life, during this construction period?</p> <p>4. My home is surrounded by low-rise buildings with condo towers every few blocks. I know everyone in my building and the building next door. I know half the tenants 3 buildings over, and in the 2 buildings across the lane. This type of community does not happen when people live surrounded by towers - where everyone becomes isolated and insular in their little concrete box.</p> <p>5. Appears to be no garden space or green space.</p> <p>6. The west side of the drawing has a huge concrete abutment, with no windows. It is extremely ugly, and wastes all of the natural western light! Very poor, ugly design.</p> <p>7. This is blocks away from the nearest skytrain station. Why is this building not being proposed for a location closer to the station?</p> <p>8. Building is too high for this block.</p> <p>9. Building will block light for many people behind it.</p> <p>10. 12th Avenue is already a noisy freeway 24 hours a day. We don't need to be adding more buildings along here, more people, more cars, more delivery trucks.</p> <p>11. 20% below market rental is still too high and not enough of a reduction to help the people being displaced by evictions.</p> <p>12. New trade tariffs will increase building costs and budgets considerably, thereby increasing the rents that will be charged, which are already too excessive.</p> <p>13. Shops are not needed in the bottom of a tower in this block, especially not Shoppers, Pharmasave, No Frills or any store owned by the Westons of Toronto who have almost monopolized Fairview. We need to support local businesses, but not in this block.</p> <p>14. At least 10 towers are proposed within 2 blocks of this address. The construction noise will be deafening and there will be significant increases in traffic and thus more smog. Does anyone care about all the people who suffer from upper respiratory ailments from all the traffic? Is it all about money for landlords and the city?</p> <p>15. A quarter of this city is given over to cars: streets, lanes, garages, malls, parking lanes and lots etc. It is time to take away so much space devoted to cars and to devote it to housing.</p> <p>16. Stop ripping out what exists. I see little ingenuity and vision for utilizing</p>	Kim O'Leary	Fairview	

			<p>the land and space we have in better ways. We need bold visions not the same, tired boring plans that displace people with nothing better and often with something worse.</p> <p>E.g. take over an intersection such as Alder and 13th and build a medium-rise building. Block the streets to accomplish this as we have enough streets in this town, and let housing take precedence over cars. For a much needed change. This will add housing and quiet the neighbourhood.</p> <p>17. Why is no one paying attention to the people being affected by all these towers? Do developers completely control this city?</p> <p>18. Vancouver does not seem to be focussed on quality of life if you live in Fairview. I reject this proposal as it will degrade my life considerably and lower the quality of life.</p>			
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