

**CD-1 (836) Text Amendment: 1075 Nelson Street (Formerly 1059-1083 Nelson Street) - Oppose**

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-02-24	20:58	CD-1 (836) Text Amendment: 1075 Nelson Street (Formerly 1059-1083 Nelson Street)	Oppose	<p>I oppose the revision to permit the conversion of floor area originally intended for social housing into market rental housing.</p> <p>While it is clear that the social housing obligation will be met with cash-in-lieu payment, it defers the responsibility for delivering this needed social housing to another party in another location at some other time. The entire social housing component should be co-located with the new development, or at least a significant portion of it should be. This would also help meet the ABC Council's new objective to no longer provide housing in the downtown eastside, making an even stronger case for social housing to be present in developments such as this one.</p> <p>Ensuring social housing is provided in the West End's new developments will help ensure that the socioeconomic fabric remains diverse within this currently diverse neighbourhood, while the upscaling / gentrification of the remaining market development brings new economic value, project viability and investor returns. If this development can't be delivered with this model at this time then perhaps this tower is not the right development for this site.</p> <p>I take no issue with the other amendment regarding the proposed enclosure of the balconies and exclusion of that area from the FSR. I am somewhat concerned about the park shadow on Nelson park.</p>	Halley OByrne	West End	
2025-02-24	14:48	CD-1 (836) Text Amendment: 1075 Nelson Street (Formerly 1059-1083 Nelson Street)	Oppose	<p>With the mayor's intention to stop all supportive housing projects in Vancouver, I highly doubt social housing will be delivered off-site. West End is a vibrant and diverse community because of existing social housing that helps place seniors and limited income households in the neighborhood. The developers should respect the West End and include social housing in their development. Clearly there is room for everyone if they propose to convert 50 units to 174 units without social housing. This proposal is frankly a disgrace and an unveiled level of corporate developer greed.</p>	Pearl Wong	West End	
2025-03-04	15:58	CD-1 (836) Text Amendment: 1075 Nelson Street (Formerly 1059-1083 Nelson Street)	Oppose	<p>This project is not committed to housing diversity, why remove all the social housing with the excuse that isn't financially viable when in reality the market doesn't need another luxury high raise tower that would be empty even for rentals cuz the price is outrageous, looking at the neighbouring tower, The butterfly that is quite empty or other luxury projects in the neighborhood that have been suspended for not having enough funds. The neighborhood needs units with more space in an affordable budget for rental and buying.</p>	Daniela Restrepo Roldan	West End	

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2025-03-05	11:40	CD-1 (836) Text Amendment: 1075 Nelson Street (Formerly 1059-1083 Nelson Street)	Oppose	<p>I am a resident of the neighbourhood, and am unable to attend the public hearing. I oppose the rezoning that would replace the developer's obligation to build social housing with a cash payment. I am not seeing anything in the proposed rezoning that actually benefits the community and neighbourhood; this seems only to be of benefit to the developer. The purpose of these zoning rules is to balance the (large) profits developers make with some kind of benefit to the community and civic life. Changing the zoning such that the developer doesn't have to fulfill material obligations to the community is anathema to a civic spirit. Given also the mayor's recent banning of social housing in given neighbourhoods, this also seems to pave the way for a segregated system, in which social housing is moved away from condos, so that certain neighbourhoods exist only for the rich. The West End is a great neighbourhood because it is so mixed: let's keep it that way.</p> <p>Money is not the same thing as social housing. A bird in the hand is worth two in the bush: we need social housing now, not money for social housing down the line. The cost of buying land and building buildings fluctuates, meaning the money given today may not cover the costs of building social housing tomorrow. The city (taxpayers) may end up covering the balance that should come out of developers profits.</p> <p>Lastly, Vancouver has a long track record of promising social housing and not delivering: for instance, the Olympic Village, which was promised as entirely social housing, became mostly for-profit condos. Promises of social housing down the line are not enough - build it now.</p>	Rowan Melling	West End	

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2025-03-03	13:31	CD-1 (836) Text Amendment: 1075 Nelson Street (Formerly 1059-1083 Nelson Street)	Oppose	<p>Dear City Council,</p> <p>Thank you for opening this process to receive constructive feedback about this project.</p> <p>As a person living in the neighbourhood, I am deeply concerned and saddened by the idea that the much-needed social housing units are disappearing.</p> <p>The staff response to the previous input is blatantly out of touch, as they say, "inclusionary projects have not been financially viable to proceed due to current economic and market conditions."</p> <p>For context, this project was sent for review in August 2021, during the worst of the economic conditions caused by the COVID-19 pandemic.</p> <p>The developer, Brivia Group, is trying to backtrack on their proposal, claiming financial difficulties regarding these numbers. I doubt this is the case, and as usual in these cases, their financials are a closed book.</p> <p>The West End is a neighbourhood of families, and for families, the economic weather is undoubtedly challenging. However, the removal of the large units (a 42% reduction in the 3-bedroom unit mix) and the complete removal of social housing, with a \$55 million cash-in-lieu payment, is a joke.</p> <p>Hosing diversity is not being achieved with this project.</p> <p>We are trading 102 units for \$55 million—that's \$530,000 per unit, which is far out of line with current market conditions.</p> <p>Can Council guarantee that they will build 102 units (54 1-bedroom, 24 2-bedroom, and 24 3-bedroom) with that budget? I don't think so.</p> <p>The neighbourhood desperately needs bigger and more affordable units, particularly as the Roberts Annex Elementary is less than 1 block away.</p> <p>I urge Council to reject this proposal and force the developer to follow through on their original plan. The change in the unit mix is a deal breaker, let alone the complete complete drop of social housing.</p>	Fernando Martin	West End	

Report date range from: 2/4/2025 12:00:01 AM to: 3/7/2025 9:00:00 AM

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2025-03-03	19:45	CD-1 (836) Text Amendment: 1075 Nelson Street (Formerly 1059-1083 Nelson Street)	Oppose	I am strongly opposed to the current rezoning application and the gigantic density of this development. The applicant knew exactly what they were purchasing and has made a decision to strip social housing from the proposal to improve their profit potential. City Council should be respecting the original objectives of the West End Community Plan, and if a development at over 24 FAR is not providing a significant housing benefit, then there is something seriously wrong with Vancouver's approach to land use planning.	Michael Hartford	West End	
2025-03-04	08:52	CD-1 (836) Text Amendment: 1075 Nelson Street (Formerly 1059-1083 Nelson Street)	Oppose	We need social housing more than th \$\$ they want to give instead. Not having social housing in a project is unacceptable.	G Preston	West End	

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2025-03-05	21:39	CD-1 (836) Text Amendment: 1075 Nelson Street (Formerly 1059-1083 Nelson Street)	Oppose	<p>Dear City Council,</p> <p>Thank you for opening this process to receive constructive feedback about this project.</p> <p>As a person living in the neighbourhood, I am deeply concerned and saddened by the idea that the much-needed social housing units are disappearing.</p> <p>The staff response to the previous input is blatantly out of touch, as they say, "inclusionary projects have not been financially viable to proceed due to current economic and market conditions."</p> <p>For context, this project was sent for review in August 2021, during the worst of the economic conditions caused by the COVID-19 pandemic.</p> <p>The developer, Brivia Group, is trying to backtrack on their proposal, claiming financial difficulties regarding these numbers. I doubt this is the case, and as usual in these cases, their financials are a closed book.</p> <p>The West End is a neighbourhood of families, and for families, the economic weather is undoubtedly challenging. However, the removal of the large units (a 42% reduction in the 3-bedroom unit mix) and the complete removal of social housing, with a \$55 million cash-in-lieu payment, is a joke.</p> <p>Hosing diversity is not being achieved with this project.</p> <p>We are trading 102 units for \$55 million—that's \$530,000 per unit, which is far out of line with current market conditions.</p> <p>Can Council guarantee that they will build 102 units (54 1-bedroom, 24 2-bedroom, and 24 3-bedroom) with that budget? I don't think so.</p> <p>The neighbourhood desperately needs bigger and more affordable units, particularly as the Roberts Annex Elementary is less than 1 block away.</p> <p>I urge Council to reject this proposal and force the developer to follow through on their original plan. The change in the unit mix is a deal breaker, let alone the complete complete drop of social housing.</p>	Alberto Guerrero Diez	West End	

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2025-02-27	13:24	CD-1 (836) Text Amendment: 1075 Nelson Street (Formerly 1059-1083 Nelson Street)	Oppose	<p>In regards to conversion of floor area originally intended for social housing into market rental housing, and the social housing obligation to be met through a cash-in-lieu payment, I am strongly opposed.</p> <p>As a resident of this neighbourhood we see the need daily for more affordable and supportive housing. I don't understand why the social housing element cannot be included in this project. Is it because developers fear they won't see a return on investment? Or City Council caving in to NIMBYs? Putting cash-in-lieu towards another project is simply pushing the problem down the line in a housing crisis that is affecting all levels of the socioeconomic scale.</p> <p>If the Council is intent on building these giant towers in the West End, then they should be able to include ALL members of our community. Not just the well off. Market rate is barely affordable for those of us with reliable salaries.</p> <p>Additionally, in my opinion, these towers are far too large for the neighbourhood. If you insist on building these, at least make it so they're a decent size. Not shoeboxes. Please start building more mid-rises south of False Creek. Not packing everyone into the West End. Density is good, but you can have too much of a good thing.</p>	Jenn Jackson	West End	

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2025-02-26	12:12	CD-1 (836) Text Amendment: 1075 Nelson Street (Formerly 1059-1083 Nelson Street)	Oppose	<p>"...to permit the conversion of floor area originally intended for social housing into market rental housing.</p> <p>NO. Our trust in rapid provision of social housing has been deteriorated by recent events in DTES. This current application is more proof that our Mayor and ABC council members are more likely to accept ca\$h from developers in the name of expediency.</p> <p>Where is the respect for those in dire need of social housing? I live nearby in Mole Hill and see firsthand daily the benefits and challenges of social housing. Simply put, we need more in our expanding West End, where rents have reached impossible levels.</p> <p>..."cash-in-lieu payment...used to deliver off-site social housing". This is such vague wording as to be virtually worthless. Don't accept cash unless there is a set-in-stone contract with an expiry date and penalties for non-compliance.</p> <p>I am very concerned not only about the wording, but for the precedent that this sets for future social housing developments in our City.</p> <p>Please do better.</p> <p>Sincerely, Valerie Cormier</p>	Valerie Cormier	West End	