

CD-1 Rezoning: 396 East 2nd Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-03-11	14:39	CD-1 Rezoning: 396 East 2nd Avenue	Oppose	<p>I'm writing as a current resident of the building being rezoned. I want to call to attention issues related to rezoning older housing stock that contains comparably affordable rental units and displacing current residents from their communities during a housing crisis.</p> <p>Many people have written in about concerns with densification and view cones, which, although valid, fail to address the human element of rezoning. This 53-unit building is home to a diverse and friendly community of people. With 4 months of notice, we'll all need to uproot and find interim housing, hopefully having the same criteria as this place - affordable, pet friendly, in the neighbourhood. Because of the mass redevelopment happening through the Broadway plan, this effect is amplified all across rezoned affordable old-stock rental suites. Where will we all go if we're all told to leave at the same time?</p> <p>Additionally, these rezonings disproportionately affect old-stock low-rise rental housing which are developer/speculator-owned instead of land assemblies rezoning the great majority of homes in Vancouver that are on single family lots.</p> <p>I agree that transit hubs like the new stations around the Broadway subway should be densified because it is effective urban planning seen in world-class cities. However, many individuals including myself are falling through the cracks as developers find ways to profit off of tenants and skirt the protections that the City of Vancouver should be enforcing.</p> <p>Before I moved into this building in August 2024, I researched the building and discovered the rezoning application and looked into what it entailed. However, because the rent was significantly below market for what it offered, my partner and I jumped at the opportunity to move here. I quickly learned that I was not eligible for anything beyond the basic eviction protections of 4 months notice and 1 month rent.</p> <p>It was unreasonably inaccessible to figure this out. The information sheet for enhanced protections on the CoV site does not actually outline who is eligible and the eligibility criteria is in a 28-page bulletin written in legal jargon. There are multiple different phone numbers and emails to choose from on the site to contact. Additionally, because I'm not eligible, I haven't heard anything without actively following and searching for resources and information regarding this rezoning. Citizens should not have to jump through this many hoops to determine their housing security.</p> <p>Through conversations I've had with other tenants, I've found out I am</p>	Nathaniel Gumapac	Mount Pleasant	

				<p>among several others who newly moved in after the rezoning application went through. None of us are eligible for Broadway Plan protections as residents need to have lived here since March 2023, but by the time we're demovicted, we'll have been living here for many years. People move for many reasons, but it's very convenient for developers to have fewer liabilities and people to compensate. I'm sharing my own anecdotes and not hard data, but I know for certain that I'm not alone. Stories similar to mine have been covered by multiple news outlets like The Tyee and Burnaby Beacon. Some critics say that robust protections make it more difficult to incentivize developers to add housing. But why should it be easy to kick people out of their homes?</p> <p>Please think of the human impacts and stressors to tenants in the City of Vancouver when considering this and the myriad other rezoning applications. Extend protections to vulnerable tenants beyond those who had already lived here prior to March 2023. Residents of Mount Pleasant live here because we love the neighbourhood and everything it has to offer. The last thing we want is to be forced to leave.</p>			
2025-03-11	14:19	CD-1 Rezoning: 396 East 2nd Avenue	Oppose	<p>Absolute Opposition to Rezoning Proposal of 396 E 2nd Ave.</p> <p>I am a very proud, long-term Fairview resident and I am in absolute OPPOSITION of the rezoning proposal of 396 E 2nd Ave.</p> <p>I am not opposed to change. I am not opposed to building more affordable housing. I am ABSOLUTELY FOR THAT.</p> <p>But I AM 100% against negative change, and change 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 proposal is in an arts and residential neighbourhood and community. The last thing this area needs, and can accommodate, is a project such as this. What IS needed is protecting the ALREADY AFFORDABLE homes in this area (NOT demolish them and displace thousands of residents in place of these ugly, environment destroying – anti Green – luxury towers that only the wealthy can afford to live in), and more social housing – which ABC just voted to reduce even further; absolutely shameful. They clearly do not care one iota for the actual people of Vancouver – who projects like this absolutely do not serve. They only serve the wealthy.</p> <p>DO NOT BLOCK THE MOUNTAINS. This is the reason why Vancouver is so amazing and people choose to very work hard and call it home Without the mountains, and with these ugly luxury towers, Vancouver will just be another ugly, crappy, urban jungle.</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</p>	Fiona OConnell	Fairview	Appendix A

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.

If these proposals were actually building the much needed, and more, affordable housing, then people would be absolutely on board – but not in the form of towers.

And these towers are not going to be affordable housing any way.

Even having apartments in these towers at 20% bellow market rate, they are still going be at least \$500 a month more than what people who live in the affordable housing here is, and they will be SIGNIFICANLTY smaller as well.

So we will be asked to lose our beautiful, affordable homes, to be rehoused god knows where and in god knows what conditions, then eventually move into these towers and pay MUCH more and have MUCH LESS space. THIS IS PURE INSANITY.

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 will be HALF the size, if not even smaller. That is not a livable space. That is not a home.

AND WHY CAN'T THE CITY GIVE ESSENTIAL INFORMATION CLEARLY? WHY HIDE THE ACTUAL LIVING SPACE MEASUREMENTS IN THIS FLOOR SPACE RATIO 6.5 GOBBEDLDYGOOK? WHY CAN'T YOU JUST SIMPLY SAY HOW MANY SQUARE FEET AN APARTMENT AND A ROOM IS???? WHY SO DECEPTIVE?

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.

Towers completely go against the concept of providing affordable housing and Vancouver being the greenest and most beautiful city.

These towers are UTTELRY HIDEOUS. DISGUSTING.

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 they are paying in their already affordable homes, and the space will be much, much smaller too.

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

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 them all having to 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...

The City wants towers that height and even higher; up to 50 story's, 50, now 60.

More floors in a tower +/- more people in the tower = the more extreme risk to get everyone out safely in the event of a fire; and the more the chance of safety and survival goes down – more deaths.

There is a formula used in building risk assessment mathematics that says if you go above 6 floors, each story adds another 5 % risk (or 5% less chance of surviving a fire), and another 5% for the floor above, and so on – so each added floor adds 5% further increased risk of death in case of a fire in these towers.

If we maintain the format of building low rise buildings that we have already existing in our beautiful neighborhoods here, then we would not have to worry ourselves with these statistics; with this rate that each floor that you build higher, the higher the risk people dying in a fire is.

If we keep with the low rise buildings, this would not have to be even a remote concern. As I said, my building had a fire alarm in early December 2024; it's a three level story, and even myself with a disability, we were all able to get out onto the street in less than 30 seconds. THIS LEVEL OF SAFETY SIMPLY CANNOT BE ACHIEVED IN TOWERS.

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>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"> • STOP destroying Vancouver neighbourhoods. • STOP destroying Vancouver communities. • STOP destroying Vancouver residents' LIVES. • STOP destroying our beautiful Vancouver. <p>* 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>(221) Personal and Confidential</small></p> <p>[REDACTED]</p>			
2025-03-11	15:09	CD-1 Rezoning: 396 East 2nd Avenue	Oppose	<p>The number of 20+ story units proposed for this spot and within a two block radius is outrageous. This one at 396 East 2nd Avenue would tower over the neighbourhood, and greatly impact our daily life during and post construction, even blocking sunlight from our building which stands five stories high.</p>	Leesa Butler	Mount Pleasant	

CD-1 Rezoning: 396 East 2nd Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-03-11	16:11	CD-1 Rezoning: 396 East 2nd Avenue	Oppose	<p>I moved into this building just weeks after the application for rezoning was submitted, and only found out months later that the building was set to be demolished AND that because of when I moved in, I would have zero housing protection under the Broadway plan once all the residents are demovicted. This just doesn't make any sense because by the time the actual evictions come through, I will have lived there for many years. Why should I and my other recently moved in neighbours be put out to dry when it is just as much our home as someone living there for 10+ years. We will all be equally without housing once we get evicted, and there should be protections for that. All tenants should get right of first refusal when the new building is completed, and receive some form of compensation for the eviction.</p> <p>In general I am opposed to this rezoning and the planned demolition. This is a well upkept building that has created a community between its tenants and the neighborhood, and it is affordable, pet friendly housing that is close to transit and within the heart of the city. When all the residents get evicted, I expect it to be nearly impossible to find housing that meets that criteria as developers will use rezoning and new buildings as a reason to price gouge and take advantage of tenants, not to mention that the demand in the area will skyrocket with 50+ households having to look for new housing.</p> <p>In a city with nearly 40% of the population living as renters, there simply needs to be more consideration and protection from the City of Vancouver for this demographic.</p>	Andrea Garza	Mount Pleasant	
2025-03-12	15:14	CD-1 Rezoning: 396 East 2nd Avenue	Oppose	<p>I OPPOSE this rezoning application under the guise of the Broadway Plan. The so called Broadway Plan is not in fact a truly professional urban Plan. It is a steamroller plowing through the heart of some of Vancouver's most historic, most stable and densely populated neighbourhoods, much of which is composed of affordable rental. It is madness to destroy existing affordable housing and demovict thousands of residents. The only ones standing to gain by this unnecessary (and anticipated) uplift of property values through up-zoning are property owners and developers.</p> <p>This council is acting in contempt of the citizens you were elected to represent.</p>	Joan Jaccard	West Point Grey	

Absolute Opposition to Rezoning Proposal of 396 E 2nd Ave.

I am a very proud, long-term Fairview resident and I am in absolute OPPOSITION of the rezoning proposal of 396 E 2nd Ave.

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 proposal is in an arts and residential neighbourhood and community. The last thing this area needs, and can accommodate, is a project such as this. What IS needed is protecting the ALREADY AFFORDABLE homes in this area (NOT demolish them and displace thousands of residents in place of these ugly, environment destroying – anti Green – luxury towers that only the wealthy can afford to live in), and more social housing – which ABC just voted to reduce even further; absolutely shameful. They clearly do not care one iota for the actual people of Vancouver – who projects like this absolutely do not serve. They only serve the wealthy.

DO NOT BLOCK THE MOUNTAINS. This is the reason why Vancouver is so amazing and people choose to very work hard and call it home Without the mountains, and with these ugly luxury towers, Vancouver will just be another ugly, crappy, urban jungle.

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.

If these proposals were actually building the much needed, and more, affordable housing, then people would be absolutely on board – but not in the form of towers.

And these towers are not going to be affordable housing any way.

Even having apartments in these towers at 20% bellow market rate, they are still going to be at least \$500 a month more than what people who live in the affordable housing here is, and they will be SIGNIFICANTLY smaller as well.

So we will be asked to lose our beautiful, affordable homes, to be rehoused god knows where and in god knows what conditions, then eventually move into these towers and pay MUCH more and have MUCH LESS space. THIS IS PURE INSANITY.

Do not Scorch-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 will be HALF the size, if not even smaller. **That is not a livable space. That is not a home.**

AND WHY CAN'T THE CITY GIVE ESSENTIAL INFORMATION CLEARLY? WHY HIDE THE ACTUAL LIVING SPACE MEASUREMENTS IN THIS FLOOR SPACE RATIO 6.5 GOBBEDLDYGOOK? WHY CAN'T YOU JUST SIMPLY SAY HOW MANY SQUARE FEET AN APARTMENT AND A ROOM IS???? WHY SO DECEPTIVE?

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.

Towers completely go against the concept of providing affordable housing and Vancouver being the greenest and most beautiful city.

These towers are **UTTELRY HIDEOUS. DISGUSTING.**

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 they are paying in their already affordable homes, and the space will be much, much smaller too.

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

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 them all having to 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...

The City wants towers that height and even higher; up to 50 story's, 50, now 60.

More floors in a tower =/+ **more people** in the tower = the more extreme risk to get everyone out safety in the event of a **fire**; and the more the chance of safety and survival goes down – **more deaths.**

There is a formula used in building risk assessment mathematics that says **if you go above 6 floors, each story adds another 5 % risk** (or 5% less chance of surviving a fire), and another 5% for the floor above, and so on – so **each added floor adds 5% further increased risk of death in case of a fire in these towers.**

If we maintain the format of building low rise buildings that we have already existing in our beautiful neighborhoods here, then we would not have to worry ourselves with these statistics; with this rate that each floor that you build higher, the higher the risk people dying in a fire is.

If we keep with the low rise buildings, this would not have to be even a remote concern. As I said, my building had a fire alarm in early December 2024; it's a three level story, and even myself with a disability, we were all able to get out onto the street in less than 30 seconds. THIS LEVEL OF SAFETY SIMPLY CANNOT BE ACHIEVED IN TOWERS.

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.

* 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

[REDACTED]